

State of Minnesota

H. F. No. 2382

- 2.1 (v) acts of default under the contract and related remedies;
- 2.2 (vii) the manner by which the contract can be canceled by the service provider; and
- 2.3 (viii) conversion or renewal of the contract.

2.4 Sec. 2. **[504B.212] RESIDENTIAL TENANT; LEASE COVER SHEET.**

2.5 Subdivision 1. **Requirement.** All written leases between a landlord and residential tenant
2.6 must contain as the first page or first page of text, if it is preceded by a title page, a cover
2.7 sheet as provided in this section.

2.8 Subd. 2. **Form and content.** The cover sheet must be printed in legible type and readable
2.9 language, and contain the following:

2.10 (1) a brief statement that the lease is a legal contract between the landlord and residential
2.11 tenant; and

2.12 (2) a brief summary of the major provisions of the lease, including a reference to the
2.13 page number or section of the lease where they are located, including:

2.14 (i) the name, address, and telephone number of the landlord;

2.15 (ii) the term of the lease;

2.16 (iii) all payments due under the lease, including deposits, monthly rental payments,
2.17 parking fees, or any other payment or fee to be paid to the landlord;

2.18 (iv) the manner by which a lease can be terminated by the residential tenant;

2.19 (v) acts of default under the lease and related remedies;

2.20 (vii) the manner by which the lease can be canceled by the landlord; and

2.21 (viii) conversion or renewal of the lease.