

# MARTENSON *Properties*

480 W Hwy 96 # 200 Shoreview, MN 55126 651.415.3254

To Whom It May Concern:

I purchased a home located at 1718 Johnson St NE in MPLS. I have been working on the property since I closed on it October 15th. My initial intent was to rent the property, then I was notified by Mr. Pat Hilden who informed me, the "Rental License" on the property had been revoked.

My plan for the property is to rent it for \$1295 per month with a \$1000 deposit. I will not allow pets. I will personally manage the property as I do with all of my rentals. The tenant will be responsible for snow / lawn care or will be charged if uncared for. I have a yearly maintenance schedule that I follow to keep up the property. This includes cleaning gutters, furnace, drains and exterior paint and yard up keep. Professional tradesmen are hired as needed. Tenants can reach me for questions or emergency at 651.415.3254 anytime.

I do not accept section 8, the tenants will have to qualify with verifiable income. I screen all tenants through "Tenant Check Inc." This service checks perspective tenant's employment, past two landlords, credit and criminal record.

The interior has been repainted and new flooring installed. The garage and yard have been cleaned up, and I have installed new appliances. I have a list from Mr. Hilden of final things to complete and I should be finished soon.

Enclosed you will find a Lease and Rental Application. I have three