

### **Repair Request Instructions**

1. Print out the letter
2. Fill out the enclosed letter. If you need help filling out the letter, call HOME Line @ 612-728-5767 in the metro area or 866-866-3546 if you are long distance, and a tenant advocate will be happy to help you fill out the information.
3. Make sure the letter is signed and dated.
4. Make a copy of the letter. Keep it for your personal file.
5. Send the original request first class mail (regular 39 cents) to the landlord or property owner (whoever you pay rent to or is named on the lease). Allow them 14 days from the receipt of the letter to make repairs.
6. If the landlord or property owner fails to make the repairs within the given time, call HOME Line back and a tenant advocate will discuss other options, such as filing a Rent Escrow Action.

REPAIR REQUEST

To: (Landlord's Name): \_\_\_\_\_

(Company): \_\_\_\_\_

(Street): \_\_\_\_\_

(City): \_\_\_\_\_

I, (tenant's name) \_\_\_\_\_, reside at one of your properties located at (address) \_\_\_\_\_ in city of \_\_\_\_\_, Minnesota.

I wish to inform you that Minnesota Statute § 504B.161 places in every lease of residential premises, whether in writing or oral, the following lessor covenants:

“(1) That the premises and all common areas are fit for the use intended by the parties.

(2) To keep the premises in reasonable repair during the term of the lease or license, except when the disrepair has been caused by the willful, malicious, or irresponsible conduct of the tenant or licensee or a person under the direction or control of the licensee.

(3) To maintain the premises in compliance with the applicable health and safety laws of the state....except when the violation of the health and safety laws has been caused by the willful, malicious, or irresponsible conduct of the tenant or licensee or a person under the direct control of the tenant or licensee.”

The parties to a lease or license of residential premises may not waive or modify the covenants imposed by this statute.

I am requesting repairs within 14 days to the following items or conditions:

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

\_\_\_\_\_  
Signature of Tenant

\_\_\_\_\_  
Date signed