



105 Linden Ave.
Alexandria, MN 56308

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www.ATCChousing.com
www.GenevaBeachResort.com

2026-2027 AGREEMENT FOR UNIT:

(Tenant must be an enrolled student at Alexandria Technical & Community College)

TENANT/STUDENT INFORMATION

NAME: _____ PARENT(S): _____

HOME ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

TENANT CELL PHONE NUMBER: _____

ATCC COURSE OF STUDY: _____ Year in School (circle one): 1st 2nd

DRIVER'S LICENSE #: _____

VEHICLE INFO: MAKE: _____ MODEL: _____ COLOR: _____ LICENSE PLATE #: _____

DATE OF BIRTH: MO _____ DAY _____ YR _____

EMAIL ADDRESS: _____

THIS IS A NON-SMOKING UNIT. This includes e-cigarettes and all types of vaping devices.

This agreement is by and between Geneva Beach Resort, Inc., the Landlord, and

_____, the Tenant, made this _____ day of _____, 20_____.

This agreement commences **Sunday, August 23rd, 2026 at 2:00 p.m.** and continues until **Wednesday, May 12th, 2027 at 10:00 a.m.**

The rental agreement total amount is _____ payable in nine payments of _____.

The rental agreement payments will start September 1, 2026, and will continue to be due on the first day of each month until the rental agreement amount is paid in full.

Upon the execution of this agreement, the following payment is due:

A damage/security deposit in the amount of:	\$250.00
Cleaning Fee (includes tax)	\$190.00
Last month's rent (May) in the amount of:	\$ _____
Total Amount Due	\$ _____

All or a portion thereof the damage/security deposit will be returned by mail to the Tenant, after the cost of repairing any damages, and the collection of any fees or rent has been deducted. This includes any damage caused by the tenant, his/her family, or guests, and any other charges owed by the tenant. This deposit will be held by the Landlord and will bear simple interest at the current rate. The refund amount will be determined within 21 days after the rental agreement expires and premises are vacated.

RENT IS DUE BY 9:00 am ON THE 1ST DAY OF EACH MONTH. A late fee of \$3.00 per day will be charged after the 1st. If the Tenant fails to continue to pay due rents as per this agreement, the Tenant will forfeit the damage/security deposit and continue to be held fully responsible for any and all damages caused by their action, including any legal cost and time invested by Landlord. If a tenant's rent check is returned due to insufficient funds, they will be charged to cover the associated bank fees (this is typically around \$50.00 and dependent on current banking costs).

If a Tenant vacates a shared unit, the Landlord reserves the right to secure a Tenant to fill the vacancy. Tenants are also at liberty to seek and find a suitable Tenant to fill any vacancy. The Tenant may not sublet the unit. New Tenants are subject to approval from Landlord. If another Tenant in your unit vacates the unit because you have violated their Tenant rights or the rules of this agreement, you will be liable for their remaining portion of their agreement. If the Tenant is no longer enrolled at Alexandria Technical and Community College, the Tenant must notify Geneva Beach Resort within ten days of dropping courses and vacate the unit within 30 days. The Tenant will continue to be liable for this agreement.

TENANTS MUST AGREE TO COMPLY TO THE FOLLOWING RULES

- **NO PARTIES.**
- **NO SMOKING OF ANY KIND INSIDE UNITS.**
- **NO ALCOHOL** in the units, except by those who occupy it and are also of legal age.
- **NO USE OF DRUGS OR NARCOTICS (including marijuana) in the units or on the property by anyone.**
- **NO EXCESSIVE NOISE or nuisance is permitted that will disturb the other Tenants or neighbors. Please honor a 10 pm quiet time on the property so your neighbors can study and sleep.**
- **NO FIREARMS,** including BB Guns, high powered water guns, sling shots, bow/arrows, paint ball guns, etc. allowed. Devices used for hunting purposes will be considered at the discretion of the landlord with an addendum to this lease, signed by landlord and tenant.
- **NO FLAMMABLE OR EXPLOSIVE SUBSTANCES.**
- No animals/reptiles in the units. Any signs of animals or reptiles inside of your unit will result in full forfeiture of your Damage Deposit, as well as possible additional cleaning fees.
- Overnight guests are permitted one night per week. Any stays beyond this policy will be charged a nightly rate, to be determined by the Landlord.
- Tenants are allowed to bring their own grill. A grill mat must be placed underneath it to prevent grease staining on the patios.
- No Christmas trees (real), as they are a fire hazard.
- Electrical cords are not allowed out of the windows or doors of the units. Electrical poles are provided for your use in the parking lot.
- Treat the property with care and respect and maintain the unit in good condition. Do not make any alterations or hang decorations without permission. Do not use tape, tacks, or nails.
- Notify the Landlord immediately of any necessary repairs, dripping faucets, running toilets, roof leaks, furnace problems, or other conditions requiring immediate attention.
- Respect the privacy and rights of other Tenants.
- Tenants must furnish their own bedding, towels, rugs, and cookware.
- If a Tenant litters, they are charged a minimum charge of \$50.00 per occurrence. Keep the grounds clean and free of all garbage and debris including cigarette butts, etc., around your unit, and the area from your unit to the parking lot.
- Do not waste energy, such as running AC or heat while doors or windows are open. The Landlord may impose a surcharge to offset the extra cost. Please turn down your heat when you leave for school each morning, and before you leave for the weekend or on vacation. The fireplace in the Geneva House is not to be used. The storage area in the Geneva House is not to be used.
- Your unit must be kept clean. Your unit is cleaned by our cleaning staff occasionally throughout your lease. Your floor must be picked up, sink empty, garbage out, and all personal items put away before the unit is cleaned. All rooms must be accessible to the cleaning staff. The landlord may impose additional cleaning fees if the unit is not maintained.

- Do not leave garbage in your unit. There is a dumpster in the main parking lot for your use. When you leave on weekends and vacations, make sure there is no garbage or perishable food left in your unit.
- Please make use of the recycling containers provided for glass, plastic, aluminum, and tin.
- Cooking grease should be poured in a metal can or disposable container, cooled, and put into the dumpster. **Under no circumstances should this grease be poured down the drains or dumped outside.** You will be held financially responsible for any damage caused by improper disposal of cooking grease.
- Light bulbs and garbage bags are your responsibility. If a fluorescent ceiling bulb needs changing, please notify the Landlord, and it will be changed.
- Tenants may be allowed one additional recreational trailer (for example, boat or snowmobile). No additional trailer parking is available. Snowmobiles, boats, fish houses, or motorbikes must be registered with the Landlord and legally registered through MNDOT under the tenant or a family member's name. You will receive instructions on where to park once registered.
- Do not store bikes, gas, batteries, or motors in units.
- Your address is: 105 Linden Ave. # _____, Alexandria, MN 56308. You must include your unit number in your address to avoid any confusion with your mail. All mail is placed in your mailbox.
- There is a \$50.00 fine for loss of Geneva Beach Resort cabin key.
- Lockouts: The first time you lock yourself out of your cabin, the landlord will have your door unlocked free of charge. Each additional lockout will incur a \$20 fee.
- An inventory has been taken of everything in the unit. To ensure your deposit is returned in full, please see that everything provided for your use stays put in the unit. Do not lend anything to other units, as you will be charged for anything that is missing.
- Any hint of any kind of smoking in the units will result in the loss of the Damage Deposit, and an additional fine.

PARKING RULES

- All Tenant vehicles must be registered with the landlord (Make, Model, License Plate #). Tenants are allowed one vehicle. The main parking lots are for Tenants only, and spaces are assigned. Unregistered vehicles may be towed at the owner's expense.
- The parking lot by the pole barn is for temporary guest parking or temporary tenant parking during snow removal in main lot.

SNOW REMOVAL RULES

- If there is any accumulation of snow, there will be snow removal. (1/2 inch or greater/ drifting of snow).
- The pole barn lot is cleared first, so it is available for you to park your vehicle during snow removal of the main lots.
- You must have your vehicle out of the main lots before 10:00 a.m.
- The main lots are cleared as soon after 10:00 a.m. as the plow truck can get there and get it cleared out.
- If the pole barn lot is cleared in the morning, we will be plowing the main lots soon after.
- When in doubt about snow removal, move your vehicle or call Craig with any questions.

**NOTE REGARDING NON-COMPLIANCE OF PARKING RULES

If your vehicle is in the lot, and the tow truck has been called, you will be charged a minimum fee, up to \$100.00, even if you move your vehicle before the tow truck arrives. The following are reasons for towing at owner's expense:

- Any vehicle in the main lot interfering with snow removal.
- Tenant or guest vehicle in the pole barn lot without Landlord's approval.
- Guest vehicle in the main parking lot, taking another tenant's spot.

DISCLAIMER: Geneva Beach Resort and its owners and any employees of the tow truck company and/or its owners have NO RESPONSIBILITY for said tow away, and tenant agrees to hold them harmless in the event of loss or litigation resulting from said action to your vehicle if it is being towed for any of the reasons above.

Minnesota law provides that a seizure of anything from your dwelling unit that is illegal to possess under Minnesota Law, or of any illegal drugs, may cause you to be evicted. The Landlord may bring an Unlawful Detainer Action against you. The County Attorney will notify the Landlord of the seizure, and an Unlawful Detainer Action will be taken within 15 days of notice from the County Attorney.

