

EXHIBIT A

Soderberg Apartments Specialists, LLC
6401 Camden Ave N.
Brooklyn Center, MN 55430

September 30th, 2015

Dear Residents:

Recently, residents were notified that MSP Crossroads Apartments LLC had acquired the property formally known as Cross Roads at Penn LLC. The managing agent for MSP Crossroads Apartments, LLC is **Soderberg Apartment Specialists, LLC** (Management). The address of Management, and an agent authorized or accept service of process and receive and give receipt for notices and demands is as shown at the top of this letter. We are in the process of changing the name of the community to reflect our exciting future plans. The new name is Concierge Apartments.

This letter includes many important notices we are giving to all residents at Concierge Apartments concerning our screening criteria and signing the standard lease forms and paperwork of Management and our plans to do community-wide upgrades and renovation of all apartments and common areas.

This letter is notice to all residents that your lease term will terminate, and you must vacate, at the end of your lease term. This letter is an invitation and request that all current residents review our screening criteria and make an application to be approved and to remain residents of Concierge Apartments. If residents do not apply, get approved, and sign new lease paperwork, you will need to move at the end of your current lease. This letter is being delivered on September 30, 2015 so that residents with month-to-month leases, and a two month notice period, have the benefit of 90 full days between now and December 31, 2015 to vacate if you do not choose to re-apply and remain a resident at Concierge Apartments. Residents that re-apply and are approved for residency, will have a choice of lease options and terms that will be at the market rate rents that are in place for new applicants for the size and model of apartment chosen. Management will honor the current rental rates of month-to-month residents through December 31, 2015 that remain in their current apartments even if a new lease is signed.

We recognize that the renovation plan, our new rental rates and screening criteria may be challenging for some of our residents. To give residents maximum flexibility to deal with the change in ownership and upcoming renovations, we are giving all current residents an opportunity to terminate their lease, and to vacate without fulfilling any lease term or two month notice period, by giving us written notice and at least one full week notice of your intended vacate date. Residents that vacate within one week of giving notice, and turn in all keys and access materials and completely vacate the apartment leaving it in a reasonably clean condition, will receive a refund of any rent paid for that month pro rated to the date you vacate. Your security deposit, with interest as calculated by law, will be returned in the normal 21 day period.

Notice is being given to all current residents that Management plans to upgrade and renovate all kitchens at the property at once over the next few months. The kitchen renovations will take place in occupied units. The kitchen upgrades will include new cabinets, granite, and a new sink. Residents will be given at least 48 hours notice on entry for work to do kitchen renovations. Residents will need to empty all cupboards and drawers. In most cases, the kitchen renovation can be completed during normal working hours and will be completed in one or two business days.

Current residents are eligible to reapply and to be screened for their current or a renovated apartment subject to the same terms and conditions that will apply to all new applicants. These terms and conditions are as follows:

1. All applicants must apply and be screened and approved to meet Management's current tenant selection and rental criteria. For current tenants that apply before October 16, 2015, Management will waive its normal, nonrefundable, screening fee.

2. Management does not participate in the Section 8 program. Management will honor all lease terms for current Section 8 residents until those leases expire. To help Section 8 residents with a transition period, Management will allow Section 8 residents that have lease terms expiring between now and January 31, 2016, to extend your lease, at its current rental terms without a rent increase, until February 29, 2016. The extension would be on a month-to-month basis and subject to Section 8 approving your extended tenancy, after the expiration of any term lease, on a month-to-month basis. As existing Section 8 leases expire, Management will no longer accept or participate in the Section 8 program. This letter is notice to all participants in the Section 8 program that your lease will expire, and you must vacate, on the date your lease ends. If your lease ends before January 31, 2016, you may request that we extend your lease until February 29, 2016. No additional notices to vacate or notices of termination of your lease will be given. Management will communicate with the Richfield HRA that it is not offering existing Section 8 tenants a renewal lease.

3. All applications from current residents, or new applicants, will be subject to the standard lease terms and conditions in place at Concierge Apartments LLC, and to the market rent for your current or a renovated apartment. As mentioned above, we will honor the rent in place for current residents, with a month-to-month lease, until December 31, 2016 even if a new lease signed for your current apartment. We are including for your information a copy of the Rental Application and rental criteria used by Concierge Apartments LLC.

4. If you wish to give notice and vacate your apartment, with the one week notice option stated above, please submit your written notice to the rental office. If you want to make an application, and take advantage of the waiver of the screening fee in place until October 16, 2015, contact the rental office, at 612-866-3628, as soon as possible.

We are excited about the community-wide renovations and upgrades planned for Concierge Apartments. In addition to a complete renovation and upgrade of all units, we have exciting plans for the community room and common areas. We recognize change can be challenging and that moving can be hard. Although many current residents at Cross Roads at Penn LLC have a clause in your lease giving a new owner a right to end the lease on 30 day notice, Management is trying to work with all residents to allow at least two months' notice, giving you flexibility, and to make the renovation and community transformation as smooth as possible.

Please feel free to call the rental office if you have questions.

EMERGENCY MAINTENANCE NUMBER IS 888-241-3815

Sincerely yours,
MANAGEMENT

Concierge Apartments

7620 Penn Ave South
Richfield, MN 55423
612-866-3628

1. **PROCESS**-All applications must be completely filled out. We will not process an application that is incomplete. Any omissions or any misstatements on the application are ground for denial.
2. **PHOTO ID**-required
3. **SCREENING SERVICES**-app fee: \$40.00 per person over the age of 18/non-refundable. Screening provided by: Experian-1-888-397-3742. We look for a credit score of 625 or higher through Experian. We cannot take an application for an apartment that is not available at the time of applying.
4. **LEASE PAPERWORK**-Applicants who have been approved for occupancy will not be entitled to an apartment until ALL documents are signed-the holding fee is applied to the security deposit.
5. **OCCUPANCY**-Standards are 2 persons per bedroom. (NO EXCEPTIONS)
6. **AGE**-No person under 18 years of age may solely lease or take tenancy of an apartment. Any resident may be required to sign a lease and run background check after reaching 18 years of age.
7. **MINIMUM INCOME**-All applicants must have the income to pay rent and utility costs. We require two and one-half times the rent amount. Each applicant shall be screened separately unless there is a partnership.
8. **HOUSING HISTORY**-The name & phone number of the last known landlord/property manager must be listed. Failure to disclose this is cause for rejection of your application. We require a positive rental history.
9. **EVICTION FILINGS (UD)**-Evictions w/in the last 3 years for rent or eviction actions for the past 6 years for other reasons are basis for rejection of your application.
10. **CRIMINAL**-Applicants with a criminal history may be rejected.
11. **RELATIONSHIP**-The relationship between the landlord and tenant is a business relationship. We reserve the right to refuse rental to anyone who is verbally abusive, swears, is disrespectful and makes threats.
12. **EXCEPTIONS**-Some may be considered for applicants who do not have a housing history or credit score because it is their first time-borderline applicants with income. Exceptions are based solely on the discretion of Management, will depend on the over-all strength of the applicant's application and require four times the rent amount. An additional security deposit may be required.
13. **FAIR HOUSING**-We are an equal opportunity housing provider. We do not discriminate on the basis of sex, race, color, creed, national origin, ancestry, marital status, religion, familial status, disability, affectional preference or status with respect to the public assistance or any other protected class category. We do provide reasonable accommodations to persons with disabilities.

7620 Penn Ave South, Richfield, MN 55423 612-866-3628



SODERBERG
APARTMENT
SPECIALISTS

APPLICATION FOR
RENTAL OCCUPANCY



RHR Information Services, Inc.
10505 Wayzata Boulevard, Suite 200
Minnetonka, MN 55305
PH (952) 545-9953

Last Name	First Name	Middle

Social Security #	Birth Date	Drivers License	State

Addresses	City, State & Zip	From / To	Management
Current		/	() -
Previous		/	() -
Previous		/	() -

Employer / City, State	From / To	Contact /Phone #	Income
Current	/	() -	
Previous	/	() -	

Bank Reference	Applicant's Phone #	Additional Information
Institution	Residence	E-Mail Address:
Type	Work	Pets:

Name	Address	Phone Number
Party to Notify In Emergency		
Nearest Friend		
Parent of App.		

Have You Ever

Refused to Pay Rent When Due: Yes / No Filed for Bankruptcy: Yes / No Discharge Date: _____ Been Evicted: Yes / No

Been Convicted of a Felony/ Gross Misdemeanor: Yes / No If Yes, Explain: _____

Signed Release

I/We authorize RHR Information Services, Inc. (RHR) to do a complete investigation of all information provided above. I/We have personally filled in and/or reviewed all information listed above. I/We understand failure to complete this form completely and truthfully may result in denial and/or forfeit of deposit. A complete investigation may include any or all of the following: Credit Report, Verification of Employment and Income, Criminal Record Search, Rental History References (including MIIPA) and Personal Interviews with above references. I/We understand that I/we have a right to make a written request within 30 days to receive information pertaining to this report if I/we are not accepted based on information contained in the report. I/We authorize RHR to provide to the credit grantor federal and state records of employment and income history, including State Employment Security Agency records. This authorization continues for (1) year unless limited by state law, in which case the authorization continues in effect for the maximum period, not to exceed (1) year, allowed by law. My Signature below authorizes all above listed companies to release rental payment information, job history information (including salary) and criminal record information.

Applicant Identification

/ /		NO PHOTO
<small>BIRTH DATE</small>	<small>VERIFIED BY COMPLEX</small>	

<small>DRIVER'S LICENSE NUMBER</small>		
_____	_____	_____
<small>FIRST NAME</small>	<small>MIDDLE NAME</small>	<small>LAST NAME</small>

APPLICANT SIGNATURE _____ DATE _____