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Dear Resident,

In the next few days, your duplex will be going on the market for sale.

First, please know the terms of your lease still apply, including your rent payment requirements, and may be transferred to any new owner; meaning you still have a home.

Second, in an effort to mitigate exposure to Covid-19, we will be photographing a 360 degree virtual tour for buyers to review prior to coming to look at the property. When a buyer has interest, you will be contacted by my showing service via text. Please leave your lights on and doors to rooms open so we can reduce the amount of contact from outsiders with surfaces.

Please be as accommodating as possible when you receive notice of appointment. The faster we get an offer, the more quickly we can begin negotiating it; a process that will result in your being interrupted less often for showings. A rapid offer also increases the likelihood of the duplex being sold, and you being interrupted less frequently.

While my front desk and I will do everything we can to give you as much notice as possible for showings, there will probably be occasions when that isn’t possible. Please do everything you can to accommodate and understand these requests.

Neither the agent nor the prospective buyer will judge your housekeeping. They are evaluating the property itself. Of course, if your home is neat and orderly- with dishes washed and clothes picked up, it will reflect more positively, which could help expedite a sale.

Remember, Minnesota State law requires that a landlord make a “reasonable attempt to notify” tenants before entering the property for business purposes. The “24 hour notice” rule does not apply unless otherwise specified in your lease.

If you have any questions or concerns, please feel free to call or email me as detailed above.

Kari Lundin