

SECURITY DEPOSIT AGREEMENT

LANDLORDS OF IOWA, INC.

Tenant agrees that this Deposit is not intended as advance payment of rent, and that the full monthly rent will be paid on or before the first of every month including the last month.

Landlord and Tenant will jointly review the "Move-in Checklist" for inspection at beginning and end of occupancy. Landlord and tenant should perform "Pre-move out" inspection 7-10 days prior to actual move-out so that tenant can correct any unsatisfactory conditions by move-out day and prior to final inspection.

TENANT'S MAJOR OBLIGATION:

Return unit to owner at end of tenancy in same condition as at beginning of tenancy!

We want to return your deposit, and we will return it if you have satisfactorily met the following conditions:

(For satisfactory conditions, no charges are made; for unsatisfactory conditions, charges will be made as indicated:)

1. Your deposit will be returned in full if all terms of Rental Agreement have been fulfilled and there are no damages.
2. Any costs of re-renting the unit and related fees will be charged to the deposit if the lease is breached.
3. Dwelling unit will be inspected after all household effects have been removed & keys returned to Landlord. Inspections will be scheduled during normal business hours unless other arrangements have been made with Landlord. If Tenant fails to meet Landlord for Move-Out Inspection, Tenant relinquishes any rights to dispute unsatisfactory areas. Move-Out Inspection determines any necessary repair, replacement, restoration, cleaning, shampooing, or other costs to be charged to Tenant.
4. If moving at end of lease, Tenant must have given proper notice as explained in Rental Agreement.
5. If Tenant "holds-over" past expiration of lease or past end of month, he/she owes additional rent and fees which will be taken from the deposit.
6. The following will be charged to your damage deposit if the rental agreement is not fulfilled and the landlord suffers damages: Unpaid rents, late fees, service fees, damages, cleaning, legal fees, court costs, and any other unpaid balances.
7. All keys must be returned.
Charges and a minimum of \$35 per lock including installation; more if actual relocking charges exceed this.
8. All debris, rubbish, garbage, and discards removed from dwelling and placed in proper receptacles or hauled away.
Charges are \$50 minimum charge for garbage and/or items left behind that Landlord must haul away.
9. No damage to property, furnishings, carpet, or floors beyond normal wear and tear. Dirt is not considered "normal wear and tear."
Charges-Expenses incurred to restore unit to its same clean and safe condition, as at beginning of occupancy.
10. Painted surfaces should last at least 5 years before repainting is necessary. Damages requiring repainting prior to 5 years will be prorated.
Charges-hourly - \$12 preparation
\$15 painting plus materials
11. Entire unit scrubbed clean-including stove, exhaust hood, refrigerator and other appliances, kitchen, bathroom, light fixtures and globes. Ceiling fans, cabinets, ceilings, walls, woodwork, window glass, windowsills & ledges, baseboards, and doors. Refrigerator defrosted, if not self-defrost model, all as explained in "How to Clean Unit for Healthier Living and Easier Moving".
Minimum Charges for Cleaning/Restoration:
Refrigerator-\$40 Not Defrosted-\$10
Stove-\$25 Dirty Oven-\$25
Broiler-\$15 Dirty Hood \$25
General Cleaning-\$10 per hour plus materials
12. Disposable charcoal filter replaced every 6-12 months in exhaust hood.
Charges-New filter \$12
13. All light bulbs accounted for with same watt working bulbs as were originally furnished.
Charges-\$1 per bulb for each missing, non-working bulb, or less than original wattage bulb; more for special-type bulbs.
14. No stickers, adhesives, scratches, nor holes in walls or woodwork except for reasonable number of small nail holes on walls.
Charges-\$10 per hour cleaning/restoration fee;
\$12-15 per hour for patching larger holes.

15. Carpets professionally cleaned by firm approved in writing by landlord.
Charges-Total bill from carpet cleaner or if Landlord uses own professional equipment-20 cents per sq ft & \$2 per stair plus charges for gum removal, special spotting, de-fleaing, deodorizing, etc.
16. Bath and kitchen floors scrubbed and waxed (if appropriate!) using proper cleaners. Use only SPONGE (not string) mops on those floors.
Charges-\$10 per hour cleaning/restoration.
17. All items furnished by Landlord clean, undamaged, and accounted for.
Charges-Expenses incurred to repair or replace damaged, broken, or missing items.
18. There may be a situation where the damage is significant and cosmetic and reduces the value but may not actually require the expense and labor to completely replace the damaged item at this time. The damage may not prevent nor impair the use of the item and may be minor enough not to adversely affect the marketability of the unit. The solution may be to charge a permanent damage fee. Landlords will have to consider the age of the item, the availability and costs of replacements, the seriousness of the damage and other factors. Most of these damages could have been prevented by a prudent tenant!

19. All utilities, which are Tenant's responsibility, must remain in Tenant's name during lease period or term of tenancy (whichever is longer.) Tenant must provide paid receipt for full payment of any utilities for which landlord could ultimately be held responsible.
Charge-Unpaid amount exceeding utility deposit will be charged to damage deposit.
20. Written forwarding address and/or instructions provided. Deposit refund or explanation of charges can not be made without written receipt of forwarding address.
21. Landlord agrees to send itemized statement of charges and deposit refund check jointly payable to all persons who signed Rental Agreement and to mail such within 30 days of Tenant's moving out and providing written receipt of forwarding address. If charges exceed deposit, Tenant agrees to pay or arrange to make payments for charges within twenty days of billing or legal proceedings may be initiated.
22. If application is withdrawn after Tenant is notified of approval, Tenant is responsible for the costs of re-renting the unit. Said costs will be taken from any Security Deposit paid.
23. In the event of several tenants, any tenant (s) who leaves prior to lease termination relinquishes his/her claim to any Security Deposit held by the lessor, remaining tenants may be requested to pay amount necessary to bring deposit back to required amount.

SECURITY DEPOSIT REQUIRED –May be an amount equal up to two months' rent as allowed by Iowa law.

Amount Required for this contract \$ _____ Amount Paid \$ _____ Balance \$ _____

UNIT _____ DATE _____

Signature/Tenant #1	Date	Signature/Tenant #2	Date
Signature/Tenant #3	Date	Signature/Tenant #4	Date
Co-Signer #1	Date	Co-Signer #2	Date
Co-Signer #3	Date	Co-Signer #4	Date
Landlord/Agent	Date		