

7 DAY NOTICE GUIDELINES

LANDLORDS OF IOWA, INC.

DO NOT ATTACH THIS TO THE 7 DAY NOTICE

PREVIOUSLY IGNORED VIOLATIONS:

It will be difficult to terminate a lease for a lease violation when you have been aware of for at least 30 days. You will need to give the tenant a 30 day notice that you will begin enforcing the lease term before attempting a lease violation on a previously ignored clause of the lease.

HOW MANY VIOLATIONS:

The length of your **7 Day Notice** will depend upon how many violations you are citing. There may be one or any number. The form illustrates only two --- this is just an example of how to structure the notice:

The Notice includes three parts:

1. [WHAT IS SOURCE OF VIOLATION] Quote from the lease/rules, city code, etc.
2. [WHAT IS TENANT'S VIOLATION] Specify how the tenant has violated the lease/rules, code, etc.
3. [WHAT MUST BE DONE] Specify what the tenant must do to "cure" the violations.

TYPES OF VIOLATIONS [depending upon your rules and rental agreement, city codes, etc.]: Unauthorized occupants and/or excessive number of people; pets; waterbeds OR waterbeds without proof of insurance; damages which are ignored and not promptly repaired; nonpayment of damage charges to Landlord; nonpayment of utilities when due; utilities being shut off for nonpayment; excessive noises thus disturbing the "peaceful enjoyment" of other Tenants or of the neighbors; unauthorized and/or illegal business activities; dirty floors, carpet, bath, kitchen, etc.; unmowed yards; unshoveled walks; inoperative vehicles on premises; violations of city ordinances such as "weed code", "junk cars", etc; sublet; children under 12 left alone or unattended; or other serious violations of Rental Agreement and/or Landlord's rules, etc.

TERMINATION AFTER 7 DAYS: If the Tenant has not cured the violations after 7 days and the Tenant has not moved, you then must serve the **3 DAY NOTICE TO QUIT**. Refer to the Eviction Process Flow Chart for the steps.

RECURRING NONCOMPLIANCE: If tenant "cures" this problem but the same violation occurs within six months, you may issue a 7 Day Notice of the violation also stating the same violation has occurred within six months and that the lease terminates in 7 days with no provision for "curing".

Refer to the Eviction Process Flow Chart if the Tenant does not move after 7 days.

DISCLAIMER:

This is a general guide and is not intended to completely explain the subject. You should see a lawyer to get complete, correct, and up-to-date legal advice. Do not rely on the general information we are providing for your specific case. What we are providing is NOT a substitute for legal advice.