



# EVICTION PROCESS

LANDLORDS OF IOWA, INC.

THIS IS NOT LEGAL ADVICE AND SHOULD NOT REPLACE A LAWYER. IT IS AN OUTLINE TO BE USED WHERE NO UNUSUAL CIRCUMSTANCES EXIST.

REVISED NOV. 1999  
SANDEE SCHWICKERATH

SELECT A REASON (FROM 4 BELOW)

**NON-PAYMENT OF RENT**

**CLEAR & PRESENT DANGER**

**LEASE VIOLATION**

**NON-RENEWAL OF LEASE**

SERVE 3 DAY NOTICE TO PAY UNPAID RENT

SERVE 3 DAY NOTICE OF TERMINATION AND CLEAR & PRESENT DANGER  
WAIT 3 DAYS (REALLY 5)

SERVE 7 DAY NOTICE

WAIT 7 DAYS - INSPECT  
NOTIFY TENANT OF RESULTS

IF NOT "CURED"  
LEASE TERMINATES  
DAY OF INSPECTION

2nd NON-COMPLIANCE  
SAME VIOLATION  
WITHIN 6 MONTHS

SERVE 7 DAY NON-COMPLIANCE.  
NO CURE. GIVE  
REASON & DATE  
OF TERMINATION

WAIT 7 DAYS

NOTICE OF INTENT TO  
TERMINATE LEASE GIVEN  
BY TENANT OR LANDLORD  
30 DAYS PRIOR TO NEXT  
RENT DUE DATE.

WHEN 30 DAYS ARE UP EITHER  
THE TENANT HAS LEFT OR HAS  
STAYED. PROCEED ACCORDINGLY.

WAIT 3 DAYS  
(REALLY 5 DAYS)

**NEXT DAY**  
IF TENANT DIDN'T MOVE OUT,  
SERVE 3 DAY NOTICE TO QUIT  
& WAIT 3 DAYS (REALLY 5)

TENANT DOES  
NOT LEAVE

TENANT GONE  
LUCKY DAY

DO MOVE OUT  
INSPECTION

DO DEPOSIT DISPOSITION  
WITHIN 30 DAYS

**FILE FE&D (FORCIBLE ENTRY & DETAINER) AT THE COURT HOUSE.**