



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.

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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.