

**30 DAY NOTICE TO TERMINATE TENANCY**

**TO:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**RE: (Address of Premises)**

\_\_\_\_\_

\_\_\_\_\_

**Apt. No.** \_\_\_\_\_

**NEXT RENTAL DUE DATE:** \_\_\_\_\_

**You are hereby given notice that the month-to-month tenancy of the aforesaid premises shall terminate immediately upon the expiration of thirty (30) days after the next rental due date. In the event of such termination of tenancy, you are further notified to immediately remove yourself from and deliver up possession of the aforesaid premises.**

**This notice is intended for the purpose of terminating the Lease/Rental Agreement by which you now hold possession of the above-described premises, and should you fail to comply, legal proceedings will be instituted against you to recover possession, to declare said Rental Agreement forfeited, and to recover rents and damages for the period of unlawful detention.**

\_\_\_\_\_  
**Owner/Manager**

**PROOF OF SERVICE**

**I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served the 30-day Notice to Terminate Tenancy, of which this is a true copy, on the above-mentioned Tenant in Possession in the manner(s) indicated below:**

**On \_\_\_\_\_, 20\_\_\_, I handed the Notice to Tenant.**

**I handed the Notice to a person of suitable age and discretion at the Tenant's residence/business on \_\_\_\_\_, 20\_\_\_.**

**I sent by certified mail a true copy of the Notice to the Tenant at his (her) place of residence on \_\_\_\_\_, 20\_\_\_.**

**Executed on \_\_\_\_\_, 20\_\_\_, at \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

**NOTICE TO QUIT**

TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

You and each of you are hereby notified that the undersigned now demands that you vacate and surrender to said undersigned within three (3) days from the date of service of this notice upon you, the possession of the premises now occupied by you and described as follows:

for the reason that you have failed to pay the rent for said premises when due; and also

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

You will therefore take notice and govern yourselves accordingly.

\_\_\_\_\_

Landlord

By \_\_\_\_\_

Attorney - Landlord

Section 648.3, Code of Iowa

Address \_\_\_\_\_

\_\_\_\_\_

NOTE: If the Fair Debt Collection Practices Act, 15 U.S.C. 1692 et seq., applies to this communication, attach Form No. 172, Notice of Validation of Debt.

**3 DAY NOTICE OF TERMINATION AND NOTICE TO QUIT  
CLEAR AND PRESENT DANGER 562A.27A**

LANDLORDS OF IOWA, INC.

TO: \_\_\_\_\_ UNIT: \_\_\_\_\_

You and each of you are hereby notified that, pursuant to Iowa Code #562A.27A which provides for this single-notice combined-form, your Rental Agreement is terminated effective three (3) days from the date of this Notice, and it is demanded that you vacate and surrender within that three (3) days the possession of the premises described as follows:

\_\_\_\_\_  
\_\_\_\_\_

This **COMBINED** Notice of Termination and Notice to Quit is being given to you for the reason that you or persons on the premises with your consent have created circumstances, or maintained a threat, constituting a clear and present danger to the health or safety of other tenants, the landlord, the landlord's employees or agents, or other persons on or within one thousand feet of the landlord's property. A clear and present danger to the health or safety of other tenants, the landlord, the landlord's employees or agents, or other persons on or within one thousand feet of the landlord's property includes any of the following activities (check all that apply **AND** state the incident or incidents giving rise to this notice of termination and notice to quit):

( ) Physical assault or threat of physical assault. \_\_\_\_\_

\_\_\_\_\_  
( ) Illegal uses of firearm or other weapon, the threat to use a firearm or other weapon illegally, or possession of an illegal firearm. \_\_\_\_\_

\_\_\_\_\_  
( ) Possession of a controlled substance not obtained directly from or pursuant to a valid prescription or order by a licensed medical practitioner while acting in the course of a practitioner's professional practice by you or a person on the premises with your consent and knowledge.

\_\_\_\_\_  
( ) Other(specify) \_\_\_\_\_

\_\_\_\_\_

You will, therefore, take action and govern yourself accordingly.

**THIS WRITTEN NOTICE WILL REMAIN IN FORCE UNLESS EXPRESSLY  
WITHDRAWN IN WRITING. YOU MAY NOT RELY ON ANY VERBAL  
COMMUNICATION CONCERNING IT.**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_ [Landlord]

By \_\_\_\_\_ Address: \_\_\_\_\_

## NOTICE OF PAST DUE RENT

TO: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

You are notified that the Landlord claims the following past due rent from you under the terms of your Rental Agreement covering the property at

	\$	
Total	\$	0.00

IF THE RENT IS NOT PAID WITHIN 3 DAYS AFTER YOU RECEIVE THIS NOTICE THE LANDLORD INTENDS TO TERMINATE THE RENTAL AGREEMENT AS PROVIDED BY THE UNIFORM RESIDENTIAL LANDLORD AND TENANT ACT.

Dated: \_\_\_\_\_, \_\_\_\_\_ .  
(Landlord)(Tenant)

By \_\_\_\_\_  
Attorney

562A.21 or .27  
 Iowa Code

Address \_\_\_\_\_  
 \_\_\_\_\_

NOTE: If the Fair Debt Collection Practices Act, 15 U.S.C. 1692 et seq., applies to this communication, attach Form No. 172, Notice of Validation of Debt.

### AFFADAVIT OF SERVICE

STATE OF IOWA                    }  
   } SS  
 COUNTY OF \_\_\_\_\_ }  
   }

The undersigned being sworn states the above notice was given to each of the persons to whom the notice is addressed, by delivering or mailing by certified or registered mail a copy of the notice to each of the persons at the date and at the place set opposite their respective names:

Name	Mo.	Day	Yr.	City, Town, or Township	County	State

\_\_\_\_\_

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ .

\_\_\_\_\_  
 \_\_\_\_\_  
 Notary Public in and for the State of Iowa

# NOTICE OF NONCOMPLIANCE WITH RENTAL AGREEMENT

TO:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

You are notified that the undersigned claims the following material noncompliance by you of the Rental Agreement with the undersigned, covering the property at

\_\_\_\_\_  
 \_\_\_\_\_

IF THE ABOVE-SPECIFIED BREACH IS NOT REMEDIED WITHIN 7 DAYS AFTER YOU RECEIVE THIS NOTICE, THE RENTAL AGREEMENT WILL TERMINATE ON \_\_\_\_\_, \_\_\_\_\_.

Dated: \_\_\_\_\_ (Landlord) (Tenant)

By \_\_\_\_\_ Attorney

562A.21 or .27  
 Iowa Code

Address \_\_\_\_\_

NOTE: If the Fair Debt Collection Practices Act, 15 U.S.C. 1692 et seq., applies to this communication, attach Form No. 172, Notice of Validation of Debt.

## AFFIDAVIT OF SERVICE

STATE OF IOWA }  
 } SS.  
 COUNTY OF \_\_\_\_\_ }

The undersigned being sworn states the above notice was given to each of the persons to whom the notice is addressed, by delivering or mailing by certified or registered mail a copy of the notice to each of the persons at the date and at the place set opposite their respective names:

Name	Mo.	Day	Yr.	City, Town, or Township	County	State

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
 \_\_\_\_\_  
 Notary Public in and for the State of Iowa

## CRIME FREE LEASE ADDENDUM

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Resident agree as follow:

1. Resident, any members of the resident's household or a guest or other person under the resident's Control shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Iowa Code Chapter 124).
2. Resident, any member of the resident's household or a guest or other person under the resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the said premises.
3. Residents or members of the household will not permit the dwelling unit to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless or whether the individual engaging in such activity is a member of the household, or a guest.
4. Resident, any member of the resident's household or a guest or another person under the resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance as defined in Iowa Code Chapter 124, at any locations, whether on or near the dwelling unit premises or otherwise.
5. Resident, any member of the resident's household, or a guest or another person under the resident's control shall not engage in any illegal activity, including prostitution, criminal street gang activity, threatening or intimidating, assault, including but not limited to the unlawful discharge of firearms, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other tenant or involving imminent or actual serious property damage.
- 6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.**  
A single violation of any of the provisions of this added addendum shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for termination of the lease under Iowa law. Unless otherwise provided by law, proof of violation shall not require criminal conviction.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Manager's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property