

Utilities

- 1) Tenant shall pay all charges incurred for utilities to the premises, including any deposits, transfer fees, and "installation" required .
- 2) Tenant must have utilities transferred in their name PRIOR to occupying the unit.
- 3) Tenant agrees to use utilities provided by Landlord in a reasonable manner, using reasonable amounts.
- 4) Utility payments to landlord may be adjusted if the use is significantly higher or lower. A 30 day notice will be provided for any changes.
- 5) Internal wiring is provided for cable TV. Tenant bears all other expenses, including 'installation' fees. **No external aerials, or satellite dishes.**
- 6) Tenants will be responsible their own trash and for placing trash in appropriate containers for pick-up. Tenant is responsible for cleanup of any trash spilled.
- 7) Tenant holds Landlord harmless from any damage due to interruptions of any utility service for whatever reason.

When you leave

- 1) Tenant will notify landlord no less than 30 days prior to vacating the unit,
- 2) The security and damage deposit shall not be applied to the last month's rent.
- 3) Forwarding address must be supplied or we cannot return a damage deposit.
- 4) Cleaning fee is \$150 **minimum** for cleaning unit if required. You may leave behind cleaning supplies.
- 5) Tenant will cooperate with showings after termination notice by tenant or landlord. Unit must be in orderly, tidy fashion.
- 6) Upon vacating, leave picture hook holes. Landlord will spackle & paint at no additional charge for a reasonable number of them.
- 7) DO NOT shut off electricity/gas(if applicable) until your term expires completely, or Tenant will be charged the utility reconnection fees.
- 8) Any property remaining after surrender of unit, voluntarily or otherwise, is considered abandoned and will be disposed of at Tenant's expense.
- 9) Tenant will be assessed for any damage beyond normal wear and tear.
- 10) If eviction (forcible entry and detainer) is granted to the landlord, tenant forfeits damage deposit.

Administration Payments & Fees

- 1) Terms run from the first to the first. For example if notice is on the 15th of June, the vacate date is not 15 July, but 31 July.
- 2) Rent is due **ON THE FIRST** of the month either by mail or by designated drop box. No partial months rent accepted.
- 3) Late fee of \$10 per day, \$35 per bad check.
- 4) Landlord may terminate lease with a 30 day notice.
- 5) With roommates, in the event one leaves, and one remains, the security deposit will be refunded to the remaining Tenant.
- 6) If the unit is damaged by fire, storms, etc., Tenant may have to vacate.
- 7) Rules remain in effect after the first year, and the term is then month to month.
- 8) Breaching the lease could result in a loss of the damage deposit. Tenant's breach does not negate this lease
- 9) Early termination of lease (tenant moves out prior to 12 months rent): \$250.00 fee, ad placed in Quad City Times at tenant;s expense, rent must be paid until new tenant moves in, or the lease expires.
- 10) Any waiver is not a continuing waiver.
- 11) Tenants have been given the US Government Lead Pamphlet.
- 12) Any legal disputes will take place in Scott County, Iowa.
- 13) Tenant should purchase personal property insurance, and indemnifies the Landlord from any personal property damage due to any reason.
- 14) If Tenant abandons the unit it will revert to the Landlord in 7 days.

Landlord _____ Tenant _____

Tenant _____ Date: _____

Disclosure of Information on Lead-Based Paint or Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Tenants must disclose the presence of known lead-based paint and/or lead-based hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards. Check (i) or (ii) below:

___ (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

[XX] (ii) Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Tenant. Check (i) or (ii) below:

___ (i) Landlord has provided the tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):
_____.

[XX] (ii) Landlord has no reports or records pertaining to lead-based paint or lead-based paint hazards in the housing.

Tenant's Acknowledgment

(c) [XX] Tenant has received copies of all information listed above.

(d) [XX] Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Landlord

Date

Tenant

Date