

RESIDENTIAL LEASE AGREEMENT (IOWA)

1. Parties

Landlord (or Agent): [NAME OF LANDLORD OR LANDLORD'S AGENT]
Address: [address of Landlord or Agent]

and

Tenant: [NAME(S) OF TENANT(S)]

2. Address of Leased Premises

[street address]
[city / town], Michigan [zip] (the "Premises")

3. Governing Statute

This Lease is governed by the Iowa Uniform Residential Landlord Tenant Act ("IURLTA").

4. Term

The duration of this Lease shall be for a fixed term, commencing at 12:00 noon on the ____ day of _____, _____ and terminating at 12:00 noon on the ____ day of _____, _____ (the "Term").

5. Rent

- (a) All rent payments are due on the first (1st) day of each calendar month during the Term of this Lease. Tenant shall pay Landlord a monthly rental of [**amount of monthly payment in words**] **Dollars (\$###.##)** on the first day of each month hereunder, commencing on the 1st day of _____, _____; with the exception that if the Agreement start date is later than the 20th of the month, the Tenant will pay the partial and one full month's rent prior to occupancy of the Premises. Rent shall also include: (i) any Extra Person Charge as hereinafter provided; (ii) any utilities for which Tenant is responsible but which Landlord has paid; (iii) any other charges or fees due under this Lease.
- (b) All rent payments are due on the first (1st) day of each calendar month during the Term of this Lease. Rent payments shall be paid by one check, [pre-authorized debit] or money order per month. Cash will not be accepted under any circumstances. Partial rent payments may be refused at the option of the Landlord. All rent payments and other payments to be made hereunder shall be made by mail or personal delivery to the Landlord at the address set out in Section 1 of this Lease, or such other address as the Landlord may from time to time designate in writing to the Tenant. If rent payments are being sent by regular mail, the Tenant is responsible for ensuring that such payments are mailed with sufficient time to allow delivery by the 1st day of the month. If any rent payment is hand delivered to the Landlord, the Tenant should request a receipt from the Landlord as confirmation.
- (c) If Tenants' check(s) is dishonored, Landlord will assess Tenant the maximum surcharge allowed by Iowa law in addition to any late fees provided below. Rent received shall be applied by Landlord first, to any late payment fee; second, to any dishonored check surcharge; third, to fees charged to Tenant due to breach of the Agreement or the Rules; fourth, to any Extra Person Charges; fifth, to utilities, garage and storage unit charges; and sixth, to rent.

6. Late Payment of Rent

Rent must be paid on or before the 1st of the month. Under the IURLTA, if any payment is received after the payment due date in any month, Landlord may charge a late payment fee of \$10 per day for each of

the first four days the rent is late. If your rent is paid after the 4th day, Landlord has elected to charge Tenant \$40. However, this election shall not prevent Landlord from pursuing the remedies for nonpayment or late payment provided below.