



HUXLEY TOWNHOMES
AT PRAIRIE RIDGE

Dwelling Unit Rental Agreement

Landlord is KJ Property Rentals - Huxley

Tenant is _____, jointly and severally.

Manager is JCorp Property Mangement, P.O. Box #159, Huxley, IA 50124; 515-597-5457.

Monthly Payment is _____

Deposit is \$ (non-refundable)

Premises is _____

Term is from 5:00 PM on _____ to 12:00 noon on _____

Lease Date _____

1. RENTAL. Landlord leases the Premises to Tenant for the Term. Tenant will pay the first Monthly Payment on the first day of the Term and all the Monthly Payments of Rent to Landlord by delivery to Manager at Manager's address without demand on the first day of each month. Rent is not uniformly apportionable from day-to-day. Tenant will pay a fee if payment is received after the first day of the month of \$12 per day up to \$60 if rent is \$700 per month or less or \$20 per day up to \$100 if rent is more than \$700 per month. Tenant will pay a \$30 fee for each dishonored check. Landlord has sole discretion to apply payments to different amounts due under the Lease and to refuse partial payments. Tenant will return possession at the end of the Term without further demand or notice.
2. DEPOSIT. Tenant will pay the Deposit to Landlord with execution of this Lease.
3. SERVICES ALLOCATION. For the Term, Services will be allocated as follows:

	Landlord	Tenant		Landlord	Tenant
Electricity		x	Lawn Care	x	
Garbage		x	Snow Removal		x
Gas		x	Cable TV	x	
Water/Sewer		x	Internet	x	

4. SERVICES PAYMENTS. Throughout Term, Landlord will pay Landlord's allocated Services, and Tenant will pay Tenant's allocated Services. Failure by Tenant to pay allocated Service is a breach of this Lease. Tenant will reimburse Landlord for any advances for allocated Services made.

5. OCCUPANCY. Tenant shall occupy Unit only as a dwelling unit and uses incidental thereto. Tenant shall make only lawful uses of the Premises. If Tenant holds over without permission, Landlord shall have the remedies provided in Iowa Code 562A.34.
6. MAINTENANCE. Tenant shall be responsible for the maintenance allocated to tenants under Iowa law. Landlord shall be responsible for the maintenance allocated to landlords under Iowa law.
7. INSURANCE. Landlord does not insure Tenant’s personal property or against Tenant’s liability for Tenant’s negligence.
8. RULES. Tenant acknowledges that Landlord has provided separate written rules. Rules are a material part of this Lease. Landlord may modify rules as provided by Iowa law.
9. TENANT’S ASSIGNMENT. Tenant may not assign or sublet the Premises without Landlord’s written consent. Landlord’s written consent may be subject to conditions and other consideration in Landlord’s sole discretion. Tenant acknowledges that Landlord has no obligation to consent to an assignment or to terminate this Lease before the end of the Term.
10. LANDLORD’S SALE OR ENCUMBRANCE. Landlord may assign this Lease. Tenant agrees to execute an estoppel certificate acknowledging the Terms of this Lease and to subordinate Tenant’s interests to any mortgagee, if requested by Landlord.
11. NOTICES. Notices shall be given to Landlord by service on the Manager and to Tenant (or any one of multiple tenants) at the address shown in this Lease in the manner prescribed by Iowa law.
12. REMEDIES. Landlord and Tenant have the remedies allowed by the Iowa Uniform Residential Landlord and Tenant Act.
13. MISCELLANEOUS. Iowa law and the terms and provisions of the City Municipal Code apply to this Lease. Time is the essence of this Lease. This Lease is binding on successors, heirs, and assigns. This Lease is the entire agreement of the parties and may not be modified except in writing.

Landlord Name: _____
 Title: _____

NOTE: Each of the undersigned acknowledge that each Tenant is jointly and severally liable for all obligations under this agreement. In the event of nonperformance of an Agreement provision, Landlord may demand the entire performance (such as the Rent payment) from any one Tenant. Landlord shall not be required to accept partial payment(s) from any Tenant.

Tenant:

 Name Printed: _____

 Name Printed: _____

 Name Printed: _____

 Name Printed: _____

Rules

1. Smoking. No Smoking shall be allowed in any unit or building.
2. Waterbeds are not allowed on Premises.
3. Utilities. Tenant shall register in Tenant's name utilities for which Tenant is responsible under the Lease and pay for all such utilities.
4. Windows. Tenant shall: (a) not cover windows with plastic unless it is inside; (b) not use adhesive tape or nails in any way on windows; (c) not rest items on outer windowsills or deck ledges; (d) cover windows with proper window treatments, not blankets, sheets, aluminum foil, or the like; (e) not hang or shake tablecloths, dust cloths, towels, curtains, rugs, carpets or clothing from any window, door, or balcony; (f) use window quilts or blinds properly and notify Landlord if window quilts or blinds fail to work properly; (g) not close a window quilt while the window it covers is open; (h) not hang clothes or plants from a valance or in the deck or balcony area.
5. Locks. Tenant shall not change or add locks. Failure to return all keys issued is a failure to return the Premises in a safe condition, and Tenant shall be liable for the cost of replacement locksets. In the event of a lock-out, Landlord may provide to Tenant contact information for a third party locksmith if the lock-out does not occur during business hours.
6. Aquariums over 25 gallons are not allowed without adequate written proof of renter's insurance that specifically covers such items.
7. Tenant shall not shut heat off during the winter.
8. Tenants will park vehicles only in designated parking spaces.
9. Tenant will not repair a vehicle on common areas.
10. Tenant will keep garage doors shut.
11. No business shall be operated from any garage unit.
12. Tenants shall not place or permit any upholstered furniture outdoors.
13. Tenants shall not store or chain bicycles to other common areas.
14. Tenants shall not permit any kerosene heaters, lamps, or petroleum powered items in the Premises.
15. Tenant will not block or store items in common areas or entrances.
16. Tenants will not use extension cords or run cords in outside outlets, under carpet or from inside for outside use.
17. Tenants will not attach decorative or holiday lights outside the Unit.
18. Tenants will not use ember producing grills on decks or any closer than 25 feet from the building on the Premises.
19. Tenants will not install washer, dryer, air conditioner, freezer, or other major electrical appliance that uses significant amounts of electricity without Landlord's written consent.
20. Tenants will not plant flowers or gardens on the common areas.