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WISE RENTAL PRACTICES

Do look at all possible units. Don't rent in a hurry or grab the first vacancy you see. Talk to current tenants, or other tenants in the building; ask if there are problems.

RENTERS USE AND OCCUPANCY

1. Unless otherwise agreed, you may not use the dwelling unit for business or commercial purposes.
2. If you are going to be away from the unit for a long time, it is a good idea to tell your landlord.
3. Your lease should list the names of the people who are allowed to live in your rental unit. This does not restrict your right to have visitors or overnight guests. Overnight guests must, of course, stay a reasonable time.

PROBLEMS, REPAIRS OF DAMAGES

Do a move-in inspection, a written list of existing conditions. Be sure to write down anything not in perfect condition. Keep a copy for yourself; give one to the landlord; ask him/her to attach it to your lease. ***THIS IS IMPORTANT!

***This list will help you settle damage claims when you move out.

***Your lease should say what repairs are your responsibility and what repairs are the landlord's responsibility.

***Minor problems may develop after you move in. Ask the landlord who to call for these repairs. Write it down.

RULES AND REGULATIONS

Rules must be designed for the convenience and safety of renters, to maintain the property and to allow fair use of joint services and facilities such as laundry. These rules must apply to all tenants. You must be given notice of these rules.

TO BE A GOOD RENTER

***Keep your relationship with the landlord businesslike

***Report problems when they happen, even if you caused it

***Place communications to landlord in writing. Keep copies

***Pay your rent and utility bills on time. Keep receipts

***Make sure you, your family, friends do not damage the property or abuse the rights of other tenants

***Keep the unit and yard clean

***Provide proper and legal written notice before moving

***Leave property in a good and clean condition

***Provide landlord with a forwarding address

IT IS IMPERATIVE THAT YOU READ AND UNDERSTAND WISE RENTAL PRACTICES. FAILURE TO ASK QUESTIONS REGARDING THIS DOCUMENT INDICATES YOU UNDERSTAND.