

**3-DAY NOTICE OF NON-PAYMENT OF RENT AND 30-DAY NOTICE TO VACATE**

From: \_\_\_\_\_ (“Landlord”)

To: \_\_\_\_\_ (“Tenant” or “you”)

\_\_\_\_\_  
AND ALL PERSONS HOLDING UNDER YOU OR IN POSSESSION OF SAID PROPERTY.

Pursuant to Iowa Code § 562A.27 and/or § 562B.25 and your Rental Agreement, you are hereby notified that you have failed to pay rent due in the amount of \_\_\_\_\_ for the month of \_\_\_\_\_, 20\_\_\_\_ for the lease of the property (“Property”) located at:

\_\_\_\_\_  
You must pay Landlord the above-noted rental amount within three (3) days from the service<sup>1</sup> of this Notice (the “Cure Deadline”). If you fail to pay the above-noted rental amount by the Cure Deadline, your Rental Agreement for the lease of the Property shall terminate on a date which is thirty (30) days after service (*see footnote 1*) of this Notice (the “Termination Date”).<sup>2</sup> If you remain in possession of the Property on or subsequent to the Termination Date, Landlord may enforce the termination by instituting legal action against you and each of you.

THIS WRITTEN NOTICE WILL REMAIN IN FORCE UNLESS EXPRESSLY WITHDRAWN IN WRITING.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

PLEASE TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY.

Dated: \_\_\_\_\_

**Landlord:**

By (Sign): \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Title: \_\_\_\_\_

Notice was served by the following method:

☐ (1) Via Private Process Server (*See Proof of Service for service date*)

☐ (2) Via Hand-Delivery Evidenced by Acknowledgement (*\*Tenant must acknowledge by signing and dating below*)

\*The undersigned Tenant acknowledges receipt of this Notice on the below-noted date:

Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

☐ (3) Via US Mail, Certified Mail, and Posted on Front Door, on the following date: \_\_\_\_\_

<sup>1</sup>If this Notice was served by certified mail, regular mail and posting on the primary entrance of the Property, then notice is deemed served, completed and received four days after the notice is postmarked and deposited in the mail.

<sup>2</sup>This 30-day notice to vacate is given in compliance with Section 4024 of the Coronavirus Aid, Relief, and Economic Security Act, also known as the CARES Act, and shall not otherwise operate as a waiver of Landlord’s rights under federal, state, or local law.

**NOTICE: Because of the global COVID-19 pandemic, you may be eligible for temporary protection from eviction under the laws of your state, territory, locality, or tribal area, or under Federal law. Learn the steps you should take now:**

- Visit [www.cfpb.gov/eviction](http://www.cfpb.gov/eviction)
- Or call a housing counselor at 800-569-4287