THE RENTAL PROCESS

Most area landlords require certain information before approving you as a tenant. Information and procedures vary but often include the following:

• You will be asked to complete an application. There may be an application fee (typically $25-75).

• The landlord may check your credit report.

• Some area landlords require a co-signor (usually a parent or guardian) for any student younger than 18 years of age. This guarantees that if the student tenant is unable to pay the rent, the co-signor will be responsible for all costs.

• Once your application is approved you will be expected to sign a lease. This is a legal document. Read it thoroughly BEFORE YOU SIGN. If you have never signed a lease or do not understand something in the lease, you may want to have it reviewed by a third party such as a parent, guardian, or attorney. University of Iowa Student Legal Services (335-3276) offers many services to students including lease review.

• After you sign the lease, you will be expected to pay a security deposit. The deposit is usually equal to one month's rent and is refundable if the property is returned in good condition as outlined in your lease. At this time, you may also have to pay the first month’s rent.

DISCRIMINATION AND FAIR HOUSING

Iowa City's civil rights code prohibits discrimination in renting based on race, creed, religion, national origin, age, sex, disability, presence or absence of dependents, marital status, sexual orientation, or public assistance as a source of income. For more information, contact the Iowa City Human Rights Commission at 319-356-5022 or University of Iowa Student Legal Services at 319-335-3276.

DISCLAIMER

Information provided on this web site pertaining to tenant/landlord issues and procedures is general information about Iowa Tenant/Landlord Law. (See Chapter 562A Uniform Residential Landlord and Tenant Law) The information pertains to Iowa law. If you are viewing this site from another state you should be aware that this area of law may differ from state to state.

Before you take any action based on information from this site, please seek legal advice. Your questions and facts are specific to your case. Therefore, information on this site cannot substitute for legal advice from an attorney practicing in your jurisdiction. Again, you should consult an attorney before taking any legal action based on information found on this site.

UNIVERSITY OF IOWA STUDENT LEGAL SERVICES
157 Iowa Memorial Union
319-335-3276