

Hall, Renee

From: Shahriar Parvez <khan.shahriar.parvez@gmail.com>
Sent: Thursday, June 27, 2024 1:29 PM
To: City Council and Mayor
Subject: Unfair Rental Practice by Property Managements

[External Email]

Esteemed Members of City Council,

Hope this email finds you well. I have been residing in Ames for about a year, and I would like to draw your attention to a clause in our lease agreement that I presume is not unique to us.

"The rent payable for the **last month** of the term shall be the **full monthly rental amount regardless** of the date of Tenant's preliminary walk-through with Landlord wish shall be scheduled at such date and time as Landlord's calendar permits."

You may know this, but most leases in Ames do not run from August 1 to July 31 of the following year, they end about a week earlier, e.g., July 25. This, according to the management, is to provide them with sufficient time to clean and prepare the apartment for incoming tenants.

Given the fact that tenants are not allowed to stay the full month of July, why would they be required to pay the full monthly rent? Should it not be prorated for 25 days out of the 31 in that month if the lease ends on the 25th? "Not every month has the same number of days" seems to be an argument, which is quite frankly absurd. Even the shortest month of the year is longer than 25 days, and we know July is certainly not that month. Besides, I have stayed at several apartments in different states, and nowhere have I seen such a phenomenon.

I am told the last week of July in Ames is humorously called "the week of homelessness", or something to that effect. I can tell you it is not so amusing to anyone who has to find another apartment available before August 1. That we are also having to pay for said period does not seem justified in any way, and is, in my humble opinion, tantamount to rent theft.

Renters are responsible for the leases they sign and the terms therein. However, if this is the norm, I do not think an individual would have any alternative but to conform despite their objections. I am reaching out to you because I strongly feel there needs to be a regulation prohibiting this malpractice that very likely impacts the majority of Ames residents.

My apologies for a long email, and thanks for your patience to get to the end of it. I look forward to hearing back from you.

Regards,

Shahriar Parvez