## 648.1 Grounds.

A summary remedy for forcible entry and detainer is allowable:

- 1. Where the defendant has by force, intimidation, fraud, or stealth entered upon the prior actual possession of another in real property, and detains the same.
  - 2. Where the lessee holds over after the termination of the lease.
  - 3. Where the lessee holds contrary to the terms of the lease.
- 4. Where the defendant continues in possession after a sale by foreclosure of a mortgage, or on execution, unless the defendant claims by a title paramount to the lien by virtue of which the sale was made, or by title derived from the purchaser at the sale; in either of which cases such title shall be clearly and concisely set forth in the defendant's pleading.
  - 5. For the nonpayment of rent, when due.
- 6. When the defendant or defendants remain in possession after the issuance of a valid tax deed.

[C51, \$2362, 2363; R60, \$3952, 3953; C73, \$3611, 3612; C97, \$4208; C24, 27, 31, 35, 39, \$12263; C46, 50, 54, 58, 62, 66, 71, 73, 75, 77, 79, 81, \$648.1]

 $\begin{array}{c} \textbf{2004 Acts, ch 1101, \$87} \\ \textbf{Referred to in \$562A.26, 631.1, 648.3} \end{array}$