

ALABAMA RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement (the "Agreement") is entered into by and between:

Landlord:

Full Name: _____

Address: _____

Phone/Email: _____

Tenant:

Full Name: _____

Address: _____

Phone/Email: _____

1. PROPERTY DESCRIPTION

Landlord hereby leases to Tenant the residential property located at _____ (the "Premises"). Tenant acknowledges that the Premises is intended for residential use only.

2. TERM

The lease term shall commence on _____ and continue on a month-to-month basis until terminated by either party in accordance with this Agreement or applicable law.

3. RENT

Tenant agrees to pay monthly rent in the amount of \$_____, payable in advance on the first day of each month to Landlord at the address specified above or as otherwise designated in writing.

4. SECURITY DEPOSIT

Tenant shall deposit with Landlord the sum of \$_____ as a security deposit to secure Tenant's faithful performance of this Agreement. The security deposit shall be returned to Tenant upon termination of this Agreement, less any lawful deductions for damages or unpaid rent in accordance with Alabama law.

5. UTILITIES AND SERVICES

Tenant shall be responsible for payment of all utilities and services for the Premises, except as otherwise agreed in writing. Landlord shall maintain and pay for _____.

6. USE OF PREMISES

The Premises shall be used exclusively for residential purposes by Tenant and Tenant's immediate family. Tenant shall comply with all applicable laws, ordinances, and regulations and shall not engage in any unlawful or hazardous

activities on the Premises.

7. MAINTENANCE AND REPAIRS

Tenant shall keep the Premises clean and in good condition and shall promptly notify Landlord of any damage or need for repair. Landlord shall be responsible for repairs not caused by Tenant's negligence and shall maintain the Premises in habitable condition as required by law.

8. ALTERATIONS

Tenant shall not make any alterations, additions, or improvements to the Premises without Landlord's prior written consent.

9. ENTRY BY LANDLORD

Landlord may enter the Premises during reasonable hours to inspect, make repairs, or show the property to prospective tenants or buyers, provided Tenant is given at least 24 hours' notice except in cases of emergency.

10. PETS

No pets shall be allowed on the Premises without the prior written consent of Landlord. Any such consent may be conditioned upon payment of a pet deposit or additional terms.

11. DEFAULT

If Tenant fails to pay rent or otherwise breaches this Agreement, Landlord may pursue all remedies available under Alabama law, including termination of the tenancy and recovery of damages.

12. TERMINATION

Either party may terminate this Agreement by providing written notice in accordance with applicable Alabama law. Upon termination, Tenant shall vacate the Premises and return all keys to Landlord.

13. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Alabama without regard to conflict of law principles.

14. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior understandings and agreements, whether oral or written, regarding the subject matter herein. Any modification must be in writing and signed by both parties.

15. ADDITIONAL PROVISIONS

LANDLORD SIGNATURE

TENANT SIGNATURE

Signature: _____

Signature: _____

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