

ALABAMA RESIDENTIAL LEASE AGREEMENT

This Lease Agreement ("Agreement") is made and entered into on _____, by and between:

Landlord:

Name: _____

Address: _____

Phone: _____

Email: _____

Tenant(s):

Name(s): _____

Address: _____

Phone: _____

Email: _____

Property Address:

1. Term of Lease

The lease term will begin on _____ and will end on _____. If not terminated, this lease will convert to a month-to-month lease.

2. Rent

The total rent due for the lease term is \$_____. Rent shall be paid in monthly installments of \$_____ due on the _____ of each month.

3. Security Deposit

The Tenant agrees to pay a security deposit of \$_____. The security deposit will be held by the Landlord and returned within 35 days of the Tenant vacating the property, subject to lawful deductions.

4. Use of Premises

The premises shall be used exclusively as a residential dwelling by the Tenant(s) and shall not be used for any unlawful purposes.

5. Maintenance and Repairs

The Landlord shall maintain the premises in a habitable condition, providing necessary repairs and essential services, including heating, plumbing, and structural integrity.

6. Landlord's Right to Enter

The Landlord may enter the premises with reasonable notice (at least 24 hours) for inspections, repairs, or to show the property to prospective tenants or buyers.

7. Pets

☐ Pets are allowed with a non-refundable pet fee of \$_____ ☐ Pets are not allowed.

8. Eviction

If Tenant fails to pay rent or otherwise breaches this Agreement, the Landlord may initiate eviction proceedings in accordance with Alabama law.

9. Retaliation

The Landlord agrees not to retaliate against the Tenant for exercising any legal rights.

10. Governing Law

This Agreement shall be governed by the laws of the State of Alabama.

11. Additional Provisions

Signatures

By signing below, both parties agree to the terms and conditions set forth in this Lease Agreement.

Landlord Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____