Alabama Lease Agreement

This **Alabama Lease Agreement** ("***Agreement***") is entered into on _____ ("***Effective Date***") by and between the parties below:

Landlord

_____

_____ _____

_____ _____ _____ _____

_____ _____

Tenant

_____

_____ _____

_____ _____ _____ _____

_____ _____

The Landlord and Tenant may be referred to individually as a "***Party***" and collectively as the "***Parties.***"

WHEREAS, the Landlord is the lawful owner or authorized manager of the residential property described in this Agreement;

WHEREAS, the Tenant desires to lease the property for residential purposes; and

WHEREAS, the Parties wish to establish the terms and conditions governing the tenancy.

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement, the Parties agree as follows:

1. Property

The Landlord leases to the Tenant the residential property located at _____ _____ _____ _____ _____ _____ .

The leased premises include the dwelling and the following additional areas, improvements, or amenities, if applicable:

_____

The property shall be used solely as a private residence unless the Landlord provides prior written consent for another lawful use.

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2. Lease Term

The lease begins on _____ and ends on _____, unless terminated earlier in accordance with this Agreement.

If the Parties agree to continue the tenancy after expiration of the lease term without signing a new written agreement, the tenancy shall continue only as permitted by applicable law and any mutually agreed written terms.

3. Rent

The Tenant shall pay rent as follows:

Item	Details
Monthly Rent	
Due Date	
Payment Method	
Payment Location	

Rent shall be paid in full without unauthorized deductions unless permitted by applicable law or this Agreement.

4. Security Deposit

The Tenant shall pay a security deposit of $_____ before taking possession of the property.

The security deposit may be used to cover unpaid rent, damage beyond ordinary wear and tear, cleaning costs, or other amounts lawfully owed under this Agreement. Any remaining balance shall be returned after the tenancy ends, subject to applicable law.

The payment of a security deposit does not relieve the Tenant of responsibility for damages exceeding the amount of the deposit.

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5. Late Payments

If rent is not received by the due date, the Tenant may be charged a late fee of $ or % of the overdue rent, provided the fee is permitted by applicable law.

Acceptance of a late payment does not waive the Landlord's right to enforce future lease obligations.

6. Possession

The Landlord shall provide possession of the property on the lease commencement date unless prevented by circumstances beyond the Landlord's reasonable control.

If possession cannot be delivered within a reasonable period, either Party may terminate this Agreement by written notice, and any prepaid rent or refundable deposits shall be returned to the Tenant.

7. Utilities

Responsibility for utilities shall be allocated as follows:

8. Use of Property

The Tenant shall:

- Maintain the property in a clean and sanitary condition.
- Use the property only for lawful residential purposes.
- Avoid creating excessive noise or disturbances.
- Comply with all applicable laws and community rules.
- Promptly report maintenance issues that may affect the property.

The Tenant shall not intentionally or negligently damage the property or permit others to do so.

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9. Occupants

The following persons are authorized to occupy the property:

No additional occupants may reside at the property on a permanent basis without the Landlord's prior written consent.

10. Pets

Pets are . If permitted, the following conditions apply:

The Tenant remains responsible for all damage or nuisance caused by pets.

11. Maintenance and Repairs

The Landlord shall maintain the property in a condition suitable for residential occupancy, subject to the Tenant's obligations under this Agreement.

The Tenant shall:

- Keep the property reasonably clean.
- Properly dispose of waste.
- Operate fixtures and appliances responsibly.
- Promptly notify the Landlord of maintenance issues.
- Reimburse the Landlord for repairs resulting from the Tenant's negligence, misuse, or intentional acts.

The Tenant shall not make alterations, improvements, or structural changes without prior written consent from the Landlord.

12. Landlord Access

The Landlord may enter the property for lawful purposes including inspections, maintenance, repairs, improvements, or showing the property to prospective purchasers, tenants, lenders, or contractors.

Except during emergencies or where immediate access is reasonably necessary, the Landlord shall provide reasonable advance notice before entering the property.

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13. Rules and Regulations

The Tenant agrees to comply with all reasonable written rules governing the property, including rules concerning:

- Parking
- Waste disposal
- Shared facilities
- Noise
- Safety
- Common areas

Any new rules shall be reasonable, uniformly applied, and communicated to the Tenant in writing.

14. Assignment and Subletting

The Tenant shall not assign this Agreement or sublet any part of the property without the Landlord's prior written consent.

Approval of one assignment or sublease does not require approval of future requests.

15. Insurance

The Landlord's insurance does not cover the Tenant's personal belongings.

The Tenant is encouraged to obtain renter's insurance covering personal property, liability, and additional living expenses.

16. Damage or Casualty

If the property becomes substantially damaged due to fire, natural disaster, or another event beyond the control of either Party, either Party may terminate this Agreement if the property cannot reasonably be restored within an appropriate period.

Any rent adjustment shall be determined according to the extent the property is unusable and applicable law.

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17. Default

A Party is in default if that Party materially fails to perform obligations under this Agreement.

Before exercising available remedies, the non-defaulting Party shall provide any notice required by this Agreement or applicable law and allow any required opportunity to remedy the default.

Available remedies may include recovery of unpaid amounts, possession of the property where legally permitted, damages, or other lawful relief.

18. Termination

This Agreement may terminate by:

- Expiration of the lease term.
- Mutual written agreement of the Parties.
- Material breach that is not remedied within any applicable notice period.
- Destruction or condemnation of the property.
- Any other lawful basis.

Termination does not release either Party from obligations that accrued before termination, including unpaid rent, repair costs, or other contractual responsibilities.

19. Notices

All notices under this Agreement shall be provided in writing and delivered by personal delivery, certified mail, recognized courier service or another mutually agreed written method. Notices shall be sent to the addresses indicated in this Agreement unless updated in writing.

20. Governing Law

This Agreement shall be governed by and interpreted in accordance with the laws of the State of Alabama.

Any dispute arising from this Agreement shall be resolved through a court or other lawful dispute resolution process having appropriate jurisdiction unless the Parties later agree in writing to an alternative method.

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21. Entire Agreement

This Agreement represents the complete understanding between the Parties concerning the lease of the property and supersedes prior oral or written discussions relating to the same subject matter.

22. Amendments

Any amendment to this Agreement must be made in writing and signed by both Parties.

23. Severability

If any provision of this Agreement is determined to be unenforceable, the remaining provisions shall continue in effect to the fullest extent permitted by law.

24. Waiver

A Party's failure to enforce any provision of this Agreement on one occasion does not waive the right to enforce that provision or any other provision in the future.

25. Counterparts and Electronic Signatures

This Agreement may be signed in one or more counterparts, each of which shall be considered an original.

Electronic signatures and electronic records may be used to the extent permitted by applicable law and shall have the same effect as handwritten signatures.

Signatures

By signing below, the Parties acknowledge that they have read, understood, and voluntarily agree to the terms of this Alabama Lease Agreement.

Landlord

Name

Date

Signature

Tenant

Name

Date

Signature

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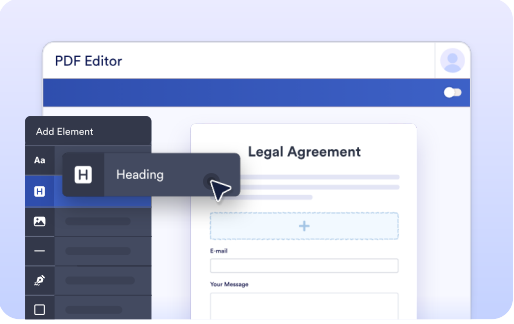
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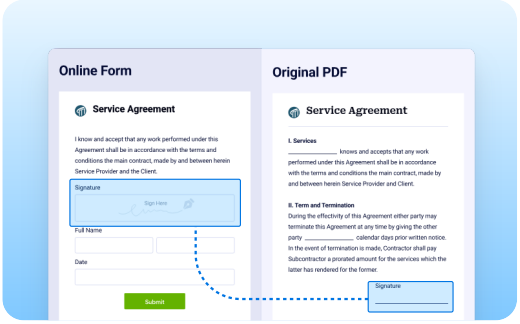
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