

ALABAMA RENTAL LEASE AGREEMENT

PARTIES.

This Lease Agreement ("Agreement") created on _____ between the **Lessor**, _____, address of _____ ("Landlord"), and **Lessee**, _____ ("Tenant"), address of _____.

THE RENTAL PROPERTY.

Address: _____.

TERM.

This lease term starts on _____ and ends on _____. The term must be a minimum of 30 days in the state of Alabama.

COMPENSATION.

- I. **Rent:** The Tenant shall pay the monthly rent on _____ of every month in the total amount of _____ to the Landlord.
- II. **Late Fee:** No Grace Period in Alabama. Landlords have the right to issue a 7-day notice to quit if the Tenant fails to pay the rent.
- III. **Security Deposits:** All deposits shall be paid by the Tenant to the Landlord on _____ in the total amount of _____.
- IV. **Maximum:** Landlord can request up to one (1) month's rent in addition to any pet deposits and any additional liabilities requested by Tenant(s).
- V. **Returns:** The Landlord must return security deposits within 60 days of the lease termination date, as per **§ 35-9A-201(b)**.
- VI. **NSF Fee:** \$30 per bounced check, as per **§ 12-17-224**.

UTILITIES.

The Tenant shall pay for all utilities and services EXCEPT for: _____.

RIGHTS TO ENTRY

The Landlord must give Tenant(s) a 48 hours' notice prior to the entry of the rental property for any maintenance, repairs, or showings, as per **§ 35-9A-303**.

PETS.

Pets: ALLOWED NOT ALLOWED on the Premises.

Pet Deposit Amount: _____.

ADDITIONAL TERMS & CONDITIONS.

SIGNATURES.

Landlord's Signature: _____

Printed Name: _____

Date: _____

Date: _____

Tenant Signature: _____

Printed Name: _____

Date: _____

Date: _____