

# Alabama Lease Agreement

This Lease Agreement ("Agreement") is entered into on \_\_\_\_\_ [Date],  
by and between:

Landlord:

\_\_\_\_\_  
Landlord's Full Name

\_\_\_\_\_  
Landlord's Address

\_\_\_\_\_  
City, State, ZIP Code

Tenant:

\_\_\_\_\_  
Tenant's Full Name

\_\_\_\_\_  
Tenant's Address

\_\_\_\_\_  
City, State, ZIP Code

## 1. Property

The Landlord agrees to lease the following property (the "Property") to the  
Tenant for residential use:

Property Address:

\_\_\_\_\_  
Address

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City, State, ZIP Code

## 2. Term of Lease

The term of this lease shall begin on \_\_\_\_\_ [Start Date] and end on \_\_\_\_\_ [End Date]. This lease may be renewed or extended with the written consent of both parties.

## 3. Rent

The Tenant agrees to pay rent in the amount of \$\_\_\_\_\_ [Monthly Rent Amount] per month. Rent shall be due on the \_\_\_\_\_ [Due Date] of each month and is payable to the Landlord at the address specified above or as otherwise instructed by the Landlord.

## 4. Security Deposit

The Tenant shall provide a security deposit of \$\_\_\_\_\_ [Security Deposit Amount] to be held by the Landlord. This deposit will be returned to the Tenant, less any deductions for damages or unpaid rent, within 35 days after the termination of this lease.

## 5. Maintenance and Repairs

The Tenant shall maintain the Property in good condition and promptly report any necessary repairs or maintenance to the Landlord. The Landlord shall be responsible for making necessary repairs due to ordinary wear and tear.

## 6. Utilities

The Tenant is responsible for the payment of all utilities and services, including but not limited to electricity, gas, water, and internet, unless otherwise specified in writing by the Landlord.

## 7. Rules and Regulations

The Tenant agrees to abide by all rules and regulations established by the Landlord, including those relating to the use of common areas, noise, and behavior that may disturb neighbors.

## 8. Termination of Lease

Either party may terminate this lease with 30 days' written notice to the other party. The Tenant agrees to return the Property to the Landlord in the same condition as when received, except for ordinary wear and tear.

## 9. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the state of Alabama.

## 10. Entire Agreement

This Agreement constitutes the entire understanding between the parties and supersedes all prior agreements or understandings, whether written or oral.

## 11. Signatures

Landlord: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_