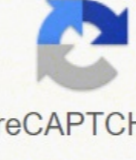


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RESIDENTIAL RENTAL AGREEMENT

State of ALABAMA
County of _____

This rental agreement made at _____, ALABAMA, on this ____ day of _____, by and between Tenant(s) _____ (hereinafter called "TENANT"), and Owner (hereinafter called "LANDLORD"), shall provide as follows:

- 1. This Rental Agreement is governed by the provisions of the Alabama Uniform Residential Landlord and Tenant Act of 2006.
2. LOCATION: The Landlord hereby rents to the Tenant and the Tenant hereby rents from the Landlord a parcel of property located in the county of State of ALABAMA which parcel of land with improvements will constitute the premises. Said parcel of land is more particularly described as follows:
3. TERMS: This Rental Agreement shall commence on the ____ day of _____, and end on the ____ day of _____. Tenant covenants that upon the termination of this Rental Agreement, or any extension thereof that Tenant will quietly and peaceably deliver up possession of the premises in good order and condition, reasonable wear and tear expected, free of Tenant's personal property, garbage and other waste, and return all keys to the Landlord.
4. LEAD-BASED PAINT DISCLOSURE FOR MOST RESIDENTIAL PROPERTIES BUILT BEFORE 1978: See Lead-Based Paint Disclosure Addendum attached (only applies to most rental properties built before 1978.)
5. RENTAL APPLICATION: The Tenant acknowledges that the Landlord has relied upon the rental application, a copy of which is attached hereto, as an inducement for entering into this agreement, and the Tenant warrants to the Landlord that the facts stated in the application are true to the best of Tenant's knowledge. If any facts stated in the rental application prove to be untrue, the Landlord shall have the right to terminate the residency immediately and to collect from the Tenant any damages resulting therefrom.
6. RENT: Tenant agrees to pay Landlord a rent of \$_____ per month, payable in advance, on or before the first day of every month during said term for a total rent of \$_____. The rent is payable to: _____ or as Tenant may be advised from time to time in writing. Tenant agrees that failure to pay rent pursuant to the terms hereof is a willful violation of this Rental Agreement.

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SAMPLE SUBLEASE AGREEMENT

This sublease agreement, entered into this, the ____ day of _____, 20____, is made between the _____ (Lessee), _____ (Sublessee), and _____ (Lessor) for the period beginning on the ____ day of _____, 20____, and ending on the ____ day of _____, 20____, for the premises located at _____ (Address), City of _____ County of _____ (State).

TERMS

- 1. Sublessee shall pay rent for the sublease period in the total sum of \$_____. This rent may be paid in monthly installments of \$_____ due on the 1st of each Calendar month due to the Lessee.
2. Sublessee shall pay a deposit for damages of \$_____ on or before _____, 20____, to the Lessee.
3. A joint inspection of the premises shall be conducted by Lessee and Sublessee, recording in writing, with copies for both Lessee and Sublessee, any damage or deficiencies that exist at the start of the sublease period. Lessee shall be liable for the cost of any cleaning or repair to correct damages found at the time of this inspection. Sublessee shall be liable for the cost of any cleaning or repair to correct damages found at the end of the sublease period if not recorded on the inventory made at the start of the sublease period, normal wear excepted.
4. The damage deposit paid to the Lessee by the Sublessee shall be refunded to the Sublessee, less costs for damages, no later than _____, 20____.
5. Sublessee agrees to all of the terms and conditions of the original lease, excluding the conditions of rent and security deposit(s) provided therein.
6. Lessor, by signing below, consents to this sublease agreement. Lessor agrees that Sublessee shall not be evicted for any reason other than by breach of terms specified in the original lease agreement.

Lessor: _____ Date: _____
Lessee: _____ Date: _____
Sublessee: _____ Date: _____

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