State of ALABAMA

County of \_ **Montgomery\_\_**

This rental agreement made at Bo Goodson Realty, Inc, Montgomery, ALABAMA on this day of , 2019. By and between the Tenant(s)

(hereinafter called “TENANT”), and **Bo Goodson Realty, Inc** (for the 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 in the State of ALABAMA which the parcel of land with improvements will constitute the premises. Said parcel of land is more particularly described as follows:

1. TERMS: This Rental Agreement shall commence on the day of \_ **, 2019** and ends on the day of \_ \_\_\_\_. The tenant covenants that upon the termination of this Rental Agreement, or any extension thereof that the Tenant will quietly and peaceably deliver up possession of the premises in good order and condition, reasonable wear and tear expected, free of the Tenant’s personal property, garbage and other waste, and return all keys and garage door openers (if applicable) to the Landlord.
2. LEAD-BASED PAINT DISCLOSURE FOR MOST RESIDENTIAL PROPERTIES BUILT BEFORE 1978: See attached Lead-Based Paint Disclosure Addendum. (Only applies to rental properties built before 1978.)
3. 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 the 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 for any damages resulting from them.
4. RENT: Tenant agrees to pay the Landlord a rent of $ \_\_\_per month, payable in advance, on or before the first day of every month during the said term for a total rent of

$ .

The rent is payable to Bo Goodson Realty, Inc or as the Tenant may be advised from time to time in writing. The Tenant agrees that failure to pay rent pursuant to the terms hereof is a willful violation of this Rental Agreement.

The Tenant further agrees to pay a late fee of $ 50.00 on the 6th  day of the month and an additional fee of $ 10.00 for each additional day the rent has not been paid. Where the term of the Rental Agreement commences or terminates on a day other than the first day of the month, the Tenant shall pay rent unto the Landlord in the amount of \_\_ per day for each day of the month of commencement or termination of the Rental Agreement, payable prior to the Tenant taking possession upon commencement of the Rental Agreement, and payable on the first day of the final month of the Rental Agreement upon termination.

1. OCCUPANTS: Only persons designated in the rental agreement or as further modified or agreed to in writing by the Landlord shall reside in the rented premises. For purposes of this Rental Agreement the designated occupants are:

In no event shall more than persons be allowed to occupy said premises.

1. RETURNED CHECKS: Tenant agrees to pay **$75.00** for each dishonored check for bank charges, including bookkeeping costs and handling charges, plus late charges if the check is not made good before the sixth (6th) day after the due date. All future rent and charges, if more than one check is returned, shall be paid in the form of cashier’s checks, certified check or money order. If any check for the security deposit of the first month’s rent is returned for insufficient funds, the Landlord may declare this Rental Agreement void and immediately terminated.
2. RENEWAL TERMS: With thirty (30) days written notice, either party may terminate this agreement at the end of the initial term, but if no notice is given, then the agreement will be extended on a month-to-month basis on the same terms and conditions contained in this agreement. Thirty (30) days written notice by either party is required prior to termination during such month-to-month term.
3. SUBLEASE: Tenant shall not assign or sublet said premises, or any part thereof without the written consent of the Landlord. The Tenant must have written permission from the Landlord for guests to occupy the premises for more than 30 days.
4. UTILITIES AND SERVICES: The Tenant agrees to pay for utilities and services except none which will be paid by the Landlord. In the event of the Tenant default on payment of utilities, the Landlord may pay and charge the Tenant as additional rent together with any penalties, charges and interest. The Tenant shall be liable for any inspections required by local authorities/utility companies due to the Tenant’s failure to obtain service during the term of this agreement. The Tenant shall pay all costs of hook-ups and connection fees and security deposits in connection with providing utilities to premises during the term of this Rental Agreement.
5. TENANT OBLIGATIONS: The Tenant agrees to comply with the provisions of §35-9A-301 Code of Alabama and to keep the dwelling unit and all parts of the premises that he/she leases safe and clean. In the case of a single-family house or duplex, the Tenant shall keep the yard mowed, watered and free of fire ants, keep the roof and gutters free of debris, the shrubs neatly trimmed, and landscaping maintained. The Tenant agrees to be responsible for removal of the Tenant’s contagious and other hazardous materials. The Tenant agrees to comply with the lease and rules and regulations the Landlord may adopt concerning the Tenant’s use and occupancy of the premises.

The Tenant, or any member of the Tenant’s family, guest or other person under the Tenant’s control, shall conduct themselves in a manner that will not disturb other Tenants’ and neighbors’ peaceful enjoyment of the premises. The Tenant, or any member of the Tenant’s family, guest or other person under the Tenant’s control, shall not engage in or facilitate criminal or drug related activities. Any such violation constitutes a substantial violation of the Rental Agreement and a material noncompliance with the Rental Agreement is grounds for termination of tenancy and eviction from the premises.

It is specifically understood that the Tenant will, at the Tenant’s expense, keep sinks, lavatories, and commodes open, reporting any initial problem within five (5) days of occupancy, repair any and all damages cause by tenancy and replace any burned out light bulbs. The Tenant agrees to report to the Landlord any malfunction of or damage to electrical, plumbing, HVAC systems, smoke detectors, and any occurrence that may cause damage to the property. The Tenant also agrees to pay for the cost of all repairs made necessary by negligence or careless use of the premises and pay for repairs and loss resulting from theft, malicious mischief or vandalism by the Tenant and their guests. The Tenant agrees to provide copies of any inspection reports or repair estimates to the Landlord that the Tenant may obtain.

The Tenant agrees to be responsible for and to make at the Tenant’s expense all routine maintenance, including by not limited to, stoppage of sewer because of misuse or broken water pipes/fixtures due to neglect or carelessness of the Tenant. No repairs, alterations or changes in or to the said premises or the fixtures or appliances contained therein, shall be made except after written consent of the Landlord, and shall be the responsibility of the Tenant for the cost of restoring said premises to their original condition if the Tenant makes any such unauthorized modifications. **NO REPAIR COSTS SHALL BE DEDUCTED FROM RENT BY THE TENANT.** All improvements made by the Tenant to the said premises shall become the property of the Landlord.

Locks/deadbolts shall not be changed without the expressed permission of the Landlord.

The Tenant is directly responsible for any damage caused the Tenant’s appliances and/or furniture. The Tenant is responsible for changing HVAC filters, reporting any water leaks, lighting pilot lights, checking for tripped breakers, changing smoke detector batteries and minor housekeeping repairs. The Tenants will be held liable for damage to HVAC systems cause by dirty or missing filters and damages resulting from unreported problems. The Tenant acknowledges that the Tenant has inspected the premises and agrees that the premises and any common areas are in a safe, fit and habitable condition. The Tenant acknowledges receipt of instructions of smoke detector operations.

1. MAINTENANCE OF PREMISES: The Landlord agrees to make repairs and do what is necessary to keep the premises in a fit and habitable condition as specified in the Alabama Uniform Residential Landlord and Tenant Act. The Landlord further agrees to maintain in reasonably good and safe working condition, all electrical, gas, plumbing, sanitary, HVAC, smoke detectors and other facilities supplied by him. The Landlord is not responsible for changing batteries in smoke detectors.
2. ESSENTIAL SERVICES AND APPLIANCES: The Landlord is required to provide essential services meaning sanitary plumbing or sewer services, electricity, gas, where it is used for heat, hot water, or cooking, running water, and reasonable amounts of hot water and heat, except where the building that includes the dwelling unit is not required by law to be equipped for that purpose, or the dwelling unit is so constructed that heat or hot water is generated by an installation within the exclusive control of the Tenant and supplied by a direct public utility connection. The following appliances present in the dwelling unit are specifically included by this rental agreement as being deemed to be supplied by the Landlord:

stove, \_ refrigerator, dishwasher, disposal, washer, dryer,

microwave, trash compactor, other:

1. INSURANCE: The Tenant shall be responsible for insuring his/her own possessions against fire and other catastrophes.
2. RIGHT TO ACCESS: The Tenant shall not unreasonably withhold consent to the Landlord to enter into the dwelling unit in order to inspect the premises; make necessary or agreed repairs, decorations, alterations, or improvements; supply necessary or agreed services; or exhibit the dwelling unit to prospective or actual purchasers, mortgages, tenants, workmen, or contractors. The Landlord of Landlord’s agent may enter the dwelling unit without consent of the Tenant in case of emergency.

The Landlord shall not abuse the right of access or use it to harass the Tenant. Except in cases of emergency or unless it is impracticable to do so, the Landlord shall give the Tenant at least 2 days’ notice of the Landlord’s intent to enter and may enter only at reasonable times. Posting on the primary door of entry to the residence of the Tenant stating the intended time and purpose of the entry shall be a permitted method of notice for the purpose of the Landlord’s right of access to the premises.

The Landlord has no other right of access except: pursuant to court order, as permitted by the Alabama Uniform Residential Landlord and Tenant Act when accompanied by a law enforcement officer at reasonable times for the purpose of service of process in ejectment proceedings, or unless the Tenant has abandoned or surrendered the premises, or as otherwise allowed by law.

1. MILITARY CLAUSE: If the Tenant is a member of the Armed Forces of the United States, stationed in the area, and shall receive permanent change of station orders out of the area, the Tenant may, upon presentation of a copy of said orders of transfer to the Landlord, along with thirty (30) days written notice of intent to vacate and payment of all rent to the expiration date of such written notice, and any miscellaneous charges in arrears, terminate this Rental Agreement. Normal enlistment termination or other type discharge from Armed Forces, unless due to conditions beyond the service member’s control, or acceptance of government quarters is not a permanent change of station is not justification for lease termination. Withholding knowledge of pending transfer or discharge at time of entry into this Rental Agreement voids any consideration or protection offered by this section.
2. DESTRUCTION OR DAMAGE TO PREMISES: If the dwelling unit or premises are damaged or destroyed by fire or casualty to the extent that normal use and occupancy of the dwelling unit is substantially impaired, the Tenant may:
   1. Immediately vacate the premises and notify the Landlord in writing within fourteen (14) days thereafter of the Tenant’s intention to terminate the rental agreement, in which case the rental agreement terminates as of the date of vacating; or
   2. If continued occupancy is lawful, vacate any part of the dwelling unit rendered unusable by the fire or casualty, in which case the Tenant’s liability for rent is reduced in proportion to the diminution in the fair-market value of the dwelling unit.

Unless the fire or casualty was due to the Tenant’s negligence or otherwise caused by the Tenant, if the Rental Agreement is terminated, the Landlord shall return the security deposit to the Tenant with proper accounting as required by law. Accounting for rent in the event of termination or apportionment must be made as of the date of the fire or casualty. The Landlord shall withhold the Tenant’s security deposit if the fire or casualty was due to the Tenant’s negligence or otherwise caused by the Tenant, with proper accounting as required by law.

1. CONDEMNATION: The Tenant hereby waives any injury, loss or damage, or claim therefore against the Landlord resulting from any exercise of a power of eminent domain of all or any part of the rented premises or surrounding grounds of which they are a part. All awards of the condemning authority for the taking of land, parking areas, or buildings shall belong exclusively to the Landlord. In the event substantially all of the rented premises shall be taken, this Rental Agreement shall terminate as of the date the right to possession vested in the condemning authority and rent shall be apportioned as of that date. In the event any part of the property and/or building or buildings of which the rented premises are a part (whether or not the rented premises shall be affected) shall be taken as a result of the exercise of a power of eminent domain, and the remainder shall not, in the opinion of the Landlord, constitute an economically feasible operating unit, the Landlord may, by written notice to the Tenant given within sixty (60) days after the day of taking, terminate this Rental Agreement as of a date set out in the notice not earlier than thirty (30) days after the date of the notice; rent shall be apportioned as of the termination date.
2. ABSENCE, NON-USE AND ABANDONMENT: The unexplained absence of a Tenant from a dwelling unit for a period of fifteen (15) days after default in the payment of rent must be construed as abandonment of the dwelling unit. If the Tenant abandons the dwelling unit for a term beginning before the expiration of the Rental Agreement, it terminates as of the date of the new tenancy, subject to the other Landlord’s remedies. If the Landlord fails to use reasonable efforts to rent the dwelling unit at a fair rental or if the Landlord accepts the abandonment as a surrender, the rental agreement is considered to be terminated by the Landlord as of the date the Landlord has notice of the abandonment. When a dwelling unit has been abandoned or the Rental Agreement has come to an end and the Tenant has removed a substantial portion of personal property or voluntarily and permanently terminated the utilities and has left personal property in the dwelling unit or on the premises, the Landlord may enter the dwelling unit, using forcible entry if required, and dispose of the property.
3. SECURITY DEPOSIT: The Tenant agrees to deposit to the Landlord a security deposit of

to be held as security for the full and faithful performance by the Tenant of all terms and conditions herein, it being understood and agreed to that no part of this deposit is to be applied to any rent which may become due under this Rental Agreement. Upon termination of the tenancy, property or money held by the Landlord as security may be applied to the payment of accrued rent and the amount of loss of rents or damages which the Landlord has suffered by reason of the Tenant’s noncompliance with this Rental Agreement and the Alabama Uniform Residential Landlord and Tenant Act. Any deduction from the security deposit must be itemized by the Landlord in a written notice of the Tenant together with the amount due, if any, within sixty (60) days after termination of the tenancy and delivery of possession and demand by the Tenant, whichever is later. This obligation is met when the Landlord mails the portion of the deposit owed and/or the written notice within sixty (60) days by first class mail or better. The Tenant shall provide the Landlord in writing with a forwarding address or new address to which the written notice and amount due from the Landlord may be sent.

1. NONCOMPLIANCE WITH RENTAL AGREEMENT OR FAILURE TO PAY RENT: If there is a noncompliance by the Tenant with the Rental Agreement other than nonpayment of rent or a noncompliance with Paragraph 12 above, the Landlord may deliver a written notice to the Tenant specifying the acts and omissions constituting the breach and that the Rental Agreement will terminate upon a date not less than seven (7) days after the receipt of the notice, if the breach is not remedied in seven (7) days.

The Rental Agreement shall terminate as provided in the notice except that: If the breach is remediable by repairs or otherwise and the Tenant adequately remedies the breach before the date specified in the notice, of if such remedy cannot be completed within seven (7) days, but is commenced within the seven (7) day period and is pursues in good faith to completion within a reasonable time, the Rental Agreement shall not terminate by reason of the breach.

If rent is unpaid when due and the Tenant fails to pay rent within five (5) days from the date due, the Landlord may terminate the Rental Agreement provided the Landlord has given the Tenant written notice of nonpayment and the Landlord’s intention to terminate the Rental Agreement. If the rent is not paid within that period, said notice is contained herein Paragraph 5.

The Landlord may recover actual damages and obtain injunctive relief in district or circuit court without posting bond for any noncompliance by the Tenant with the Rental Agreement or Paragraph 12 above.

If there is noncompliance by the Tenant with Paragraph 12 above, materially affecting health and safety that can be remedied by repair, replacement of a damaged item, or cleaning and the Tenant fails to comply as promptly as conditions require in case of emergency, or within seven (7) days after written notice by the Landlord if it is not an emergency, specifying the breach and requesting that the Tenant remedy within that period of time, the Landlord may terminate the Rental Agreement. If the Rental Agreement is terminated, the Landlord has a right to possession and for rent and a separate claim for actual damages for breach of the Rental Agreement. Any claim not satisfied by the Tenant may be turned in to the credit bureau or collection agency.

Except as prohibited by applicable law, a Landlord may recover actual damages and obtain injunctive relief for noncompliance by the Tenant with the Rental Agreement or the obligation of Tenant under §35-9A-301 *Code of Alabama.*

1. REMEDY AFTER TERMINATION: If the Rental Agreement is terminated, the Landlord has a right to possession, for rent, and a separate claim for actual damages for breach of the Rental Agreement and court costs.
2. NOTICE: A Landlord receives notice when it is delivered at the place of business of the Landlord through which the Rental Agreement was made or at any place held out by the Landlord as the place of receipt of the communication.
3. PROHIBITIVE EQUIPMENT/FURNITURE: The Tenant agrees not to place antennas, satellite dishes, waterbeds and auxiliary heaters without written permission from the Landlord.
4. INVENTORY: Any furnishing and equipment to be furnished by the Landlord shall be set out in a special inventory. The inventory shall be signed by both the Tenant and Landlord concurrently with this Rental Agreement and shall be a part of this Agreement.
5. PETS: The Tenant shall not keep domestic or other animals on or about the premises without the PRIOR WRITTEN CONSENT of the Landlord. The Landlord, at the Landlord’s sole discretion, may consent if the Tenant makes the following payments:
   1. A non-refundable fee of $ 400.00 or
   2. A refundable deposit for the pet(s) in the total amount of $ , for the term of this agreement.

The Tenant shall be responsible for the animal, its behavior and any damage done by the animal. The Landlord shall have the right to withdraw consent and demand removal of any previously permitted animal upon the first complaint registered against such animal or upon evidence of injury or damage to person or property cause by the animal.

1. WAIVER: A Tenant is considered to have waived violation of a Landlord’s duty to maintain the premises as set forth by the Rental Agreement or violation of the Landlord’s duties under the Alabama Residential Landlord and Tenant Act, as defense in an action for possession based upon nonpayment of rent, or in an action for rent concerning a period where the Landlord has no notice of the violation of the duties, fourteen (14) days before rent is due for violations involving services other than essential services, or the Landlord has no notice before rent is due which provides a reasonable opportunity to make emergency repairs necessary for the provision of essential services. No modification change or cancellation hereof shall be valid unless in writing and executed by all parties hereto. No representation or promise has been made by either part hereto except as herein stated.
2. PEACEFUL ENJOYMENT: The Landlord covenants that the Tenant, on paying the rent and performing the covenants hereof, shall and may peaceably and quietly have, hold and enjoy the rented premises for the term mentioned without hindrance or interruption by the Landlord.
3. PROVISIONS: The provisions of this Rental Agreement shall be binding upon and inure to the benefit of the Landlord and the Tenant, and their respective successors, legal representatives and assigns.
4. SUBORDINATION: The Tenant’s rights are subject to any bona fide mortgage which now covers said premises and which may hereafter be placed on said premises by the Landlord. The Tenant shall upon request by the Landlord execute a subordination of its rights under this Rental Agreement to any mortgage given by the Landlord hereunder, whether to secure construction or permanent or other financing. The Resident shall upon request by the Landlord promptly execute a certification of good standing certifying the terms of this Rental Agreement, its due execution, the rental provisions hereof, or the terms of amendments hereto, if any, and any other information reasonably requested.
5. RENTAL RATE ADJUSTMENT: On and after the expiration of the initial term of this Rental Agreement, the Landlord, at the Landlord’s discretion, may alter the rental rate in effect provided only that written notice of such alteration is delivered at least fifteen (15) days prior to the effective date of alteration.
6. RULES AND REGULATIONS: The common area facilities, if any such as swimming pool, laundry room, recreational and other common area facilities, when open and operating, are subject to applicable rules and regulations posted by the Landlord. The Tenant agrees to observe faithfully all rules and regulations that the Landlord has now or may hereafter adopt for use of the premises.
7. JOINT RESPONSIBILITY: If this Rental Agreement is executed by more than one (1) Tenant, the responsibility and liabilities herein imposed shall be considered and construed to be joint and several and the use of the singular shall include the plural.
8. LANDLORD’S INFORMATION FOR COMMUNICATIONS: All notices, requests and demands unless otherwise stated herein, shall be addressed and sent to:

Mailing Address: Bo Goodson Realty, Inc 1975 Berry Chase Place Montgomery, AL 36117

Phone #: 334-551-0225

Fax #: 334-551-0226

Email Address: office.goodsongroup@gmail.com

Other: 334-221-2883

1. CAPTIONS: Any heading preceding the text of any paragraph hereof is inserted solely for convenience of reference and shall not constitute a part of this Rental Agreement, nor shall they affect its meaning, construction or affect.
2. FACSIMILE & OTHER ELECTRONIC MEANS: The parties agree that this Agreement may be communicated by use of a fax or other electronic means, including but not limited to email and the internet, and the signatures, initials and handwritten or typewritten modifications to any of the foregoing shall be deemed to be valid and binding upon the parties as if the original signatures, initials and handwritten or typewritten modifications were present on the documents in the handwriting of each party.
3. MEGAN’S LAW: The Tenant and the Landlord agree that the Property Manager or Real Estate Broker representing the Tenant or Landlord and all affiliated agents are not responsible for obtaining or disclosing any information contained in the Alabama Sex Offender Registry. The Tenant and Landlord agree that no course of action may be brought against the Property Manager or Real Estate Broker representing the Tenant or Landlord and all affiliated agents for failure to obtain or disclose any information contained in the Alabama Sex Offender Registry. The Tenant agrees that the Tenant has the sole responsibility to obtain any such information. The Tenant understands that Sex Offender Registry information may be obtained from the local sheriff’s department or other appropriate law enforcement officials.
4. ENTIRE AGREEMENT: This Rental Agreement contains the entire agreement between the parties hereto and all previous negotiations leading thereto, and it may be modified only be a dated written agreement signed by both the Landlord and Tenant. No surrender of the premises or of the remainder of the term of this lease shall be valid unless accepted by the Landlord in writing. Time is of the essence with regard to all terms and conditions in this agreement.
5. NON-RELIANCE CLAUSE: Both the Tenant and the Landlord hereby acknowledge that they have not received or relied nor could have relied upon any statements or representations, promises, agreements or inducements by either the Broker or their agents which are not expressly stipulated herein. If not contained herein, such statements, representations, promises or agreements shall be of no force or effect. This general non-reliance clause shall not prevent recovery in tort for fraud or negligent misrepresentation or intentional misrepresentation unless specific non-reliance language is included in this agreement. This is a non-reliance clause and is neither a merger clause nor an extension of a merger clause. The parties execute this agreement freely and voluntarily without reliance upon any statements or representations by parties or agents except as set forth herein. Parties have fully read and understand this Rental Agreement and the meaning of its provisions. Parties are legally competent to enter into this Rental Agreement and do fully accept responsibility. Parties have been advised to consult with counsel before entering into this agreement and have had the opportunity to do so.
6. ADDITIONAL TERMS:

WHEREFORE, the parties have executed this Rental Agreement or caused the same to be executed by their authorized representative, the day and year first written above.

THIS RENTAL AGREEMENT supersedes all prior written or oral agreements and can be amended only through a written agreement signed by both parties. Provisions of this Rental Agreement shall bind and inure to the benefit of the Landlord and to the Tenant and their respective heirs, successors and assigns.

**THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD SEEK COMPETENT LEGAL ADVICE BEFORE SIGNING.**

IN WITNESS WHEREOF, the parties hereto have subscribed their names and affixed their seals in duplicate the day and year written above.

Tenant Date

Tenant Date

Landlord Date

Landlord’s Agent Date

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