



## Midterm Rental Agreement

This Midterm Rental Agreement is made and entered into on \_\_\_\_\_ by and between:

***Landlord/Owner:***

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Tenant: Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

***Rental Term:***

*The rental term shall begin on [Start Date] and end on [End Date], unless otherwise terminated in accordance with this Agreement. This is a fixed-term agreement and does not automatically renew.*

***Rent:***

- *Monthly Rent: \$1,500 Due Date: Rent shall be due on the 1st day of each month* • *Method of Payment: \_\_\_\_\_* • *A late fee of \$50 will apply if rent is not received within 7 days of the due date.*

## **Security Deposit:**

The tenant shall pay a refundable security deposit of \$150, due upon signing. The deposit will be returned within 10 days after the end of the tenancy, less any deductions for damages beyond normal wear and tear.

## **Utilities and Services:**

The following are included in the rent unless otherwise noted:

- Electricity
- Water
- Gas
- Internet/Wi-Fi
- Trash Collection

## **Occupants:**

The premises shall be occupied by no more than one person, including:

- Tenant: Trey
- Additional Occupants (if any): two children who come to visit.

## **Use of Property:**

Tenants shall use the Premises for residential purposes only. No subletting, short-term rentals (e.g., Airbnb), or assignment is permitted without written consent of the Landlord.

## **Maintenance and Repairs:**

- Tenant agrees to maintain the property in good condition.
- Tenant must notify Landlord promptly of any damages or needed repairs.
- Tenant shall not make alterations without written permission.

## **Entry:**

Landlord may enter the premises with at least 24-hour notice for inspections, maintenance, or showings, except in case of emergency.

## **Termination and Early Move-Out:**

The Tenant must vacate the premises on or before the agreed upon end date. Early termination by Tenant may result in a penalty of \$500 or forfeiture of the deposit, unless otherwise agreed.

## **Governing Law:**

This Agreement shall be governed by the laws of the state of Alabama.

## **Pet Policy:**

There is a monthly pet fee of \$20 will be owed for pets living on premises. The tenant will be held responsible for any damages that occur to the property from pets.

## **Bi-Weekly Cleaning Policy:**

A bi-weekly cleaning service is required at a rate of \$150 every two weeks. This ensures the unit remains clean, comfortable, and well-maintained throughout your stay.

The service includes:

- Replacement of towels and linens
- Bed-making with fresh sheets
- Vacuuming of all floors and rugs and mopping of all floors
- Dusting of surfaces and furniture
- Thorough cleaning of kitchen and bathrooms
- Removal of trash

This routine cleaning helps maintain a high standard of cleanliness and care for the unit.

## **Noise Policy:**

To ensure a peaceful environment for all residents and neighbors, we ask that all guests observe the following noise guidelines:

- Quiet hours are from 10:00 PM to 8:00 AM. During this time, please keep noise to a minimum, including music, TV volume, and conversations.
- Avoid loud gatherings, parties, or disruptive activities at any time.
- Be mindful of noise in shared spaces such as hallways, balconies, and stairwells.
- If hosting guests, please ensure they are also aware of and follow the noise policy.
- Repeated violations may result in warnings, fines, or termination of your rental agreement.

Landlord/Owner: Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

Print Name: \_\_\_\_\_