

STANDARD RESIDENTIAL RENTAL AGREEMENT

For use with either East Hollow Cabin or West Hollow Cabin

AGREEMENT INFORMATION

Tenant Rules Version Date:

Agreement Date:

Owner / Landlord:

Tenant:

Tenant Email:

Tenant Phone:

1. PREMISES

The Owner rents to the Tenant the following cabin (check one):

☐ East Hollow Cabin

☐ West Hollow Cabin

The cabin is located on the Oak Hollow Cabins property near Boaz, Alabama, together with only those access rights and shared-use privileges expressly stated in this Agreement. The rental includes the cabin and the personal property listed in any move-in inventory. It does not include any other building, storage area, equipment, vehicle, land, or portion of the property unless stated in writing.

2. RENTAL TERM

Tenancy begins:

Fixed end:

Unless a fixed ending date is entered above, the tenancy is month-to-month. A month-to-month tenancy may be terminated by either party by written notice as required by Alabama law. A fixed-term tenancy ends on the stated ending date unless renewed in writing or continued as otherwise provided by law.

3. RENT

Monthly Rent: \$

Due Date:

Payment Method:

Late Fee: \$

After:

Rent shall be paid without demand at the place or by the method designated by the Owner. Acceptance of a partial payment does not waive the balance due or any rights available under this Agreement or applicable law.

4. SECURITY DEPOSIT

Deposit: \$

Date received:

The security deposit secures the Tenant's performance of this Agreement and may be applied as permitted by Alabama law, including to unpaid rent and damage beyond ordinary wear and tear. The deposit is not the last month's rent. After the tenancy ends and possession is returned, the Owner will provide the refund and any itemized deductions within the time and in the manner required by Alabama law. The Tenant shall provide a valid forwarding address in writing.

5. OCCUPANCY AND GUESTS

The cabin is rented for residential use by the Tenant named above only. No other person may establish residence in the cabin without the Owner's prior written consent. Overnight guests and recurring visitors require the Owner's prior permission. The Tenant is responsible for the conduct of all permitted guests and for any damage they cause.

6. USE OF THE PROPERTY

The Tenant shall use the cabin and property lawfully, safely, and respectfully. The Tenant shall not create a nuisance; disturb the Owner, other occupants, guests, or neighbors; conduct an unlawful business; or engage in illegal activity. No assignment, sublease, short-term rental, or transfer of occupancy is permitted without the Owner's prior written consent.

7. HUB AND SHARED AREAS

Any permission to use the Oak Hollow Cabins Hub or another shared area is a limited, nonexclusive privilege and may be governed by posted or written rules. The Tenant shall keep shared areas clean, secure them after use, and respect the privacy and quiet use of others. The Owner may reasonably modify shared-area hours or rules for safety, maintenance, or orderly operation.

8. PARKING AND ACCESS

The Tenant may park only in the area designated by the Owner and shall keep roads, gates, walkways, and emergency access clear. Driving or parking in the Meadow, woods, or other undesignated areas is prohibited unless the Owner gives permission. The Tenant accepts the rural character of the property, including gravel roads, uneven terrain, limited lighting, wildlife, weather-related conditions, and walking distances.

9. UTILITIES, GENERATOR, AND SERVICES

Complete the applicable terms below:

Item	Included / Arrangement	Tenant Responsibility
Electricity		
Generator		
Water		
Internet / Wi-Fi		
Trash		
Other		

The Tenant shall operate any generator, wood stove, heater, appliance, or other equipment only as instructed and shall immediately report malfunction, unsafe conditions, or damage. The Tenant shall not alter wiring, plumbing, fuel systems, or equipment.

10. CONDITION, CLEANLINESS, AND DAMAGE

The Tenant accepts the cabin in its present condition except as noted in a written move-in condition record. The Tenant shall keep the cabin reasonably clean and safe; properly dispose of trash; use fixtures, furnishings, and appliances carefully; and promptly notify the Owner of leaks, defects, damage, pests, or unsafe conditions. The Tenant is responsible for damage caused by the Tenant or the Tenant's guests beyond ordinary wear and tear.

11. REPAIRS AND ALTERATIONS

The Tenant shall not paint, remodel, install fixtures, change locks, make repairs, attach items that damage surfaces, or otherwise alter the cabin or property without the Owner's prior written consent. The Tenant shall not deduct repair costs from rent or withhold rent except as permitted by applicable law.

12. PETS

Select one:

☐ No pets are permitted.

☐ The following pet is approved:

Any approved pet must remain under control and may be subject to additional written terms, charges, or deposit permitted by law. The Tenant is responsible for pet-related damage, waste, noise, injury, and cleanup. Approval of one pet does not approve another.

13. SMOKING, FIRE, AND SAFETY

Smoking or vaping inside the cabin or Hub is prohibited. Candles, open flames, fireworks, and outdoor fires are prohibited except in an area and manner expressly approved by the Owner. The Tenant shall follow all instructions for wood stoves, fire rings, generators, heaters, smoke alarms, carbon-monoxide alarms, and fire extinguishers. The Tenant shall not disable any safety device.

14. OWNER'S ACCESS

The Owner may enter the cabin as permitted by Alabama law, including for inspection, repairs, services, emergencies, protection of the premises, or showing the cabin to prospective tenants or purchasers. Except in emergencies or when impracticable, the Owner will give the notice required by law. A Tenant request for repair or maintenance constitutes consent for reasonable access to perform the requested work.

15. EXTENDED ABSENCE AND ABANDONMENT

The Tenant shall notify the Owner in advance of an anticipated absence of more than 14 days. If the Tenant abandons the cabin, the Owner may exercise all rights and remedies provided by Alabama law. Property left behind will be handled as required by law.

16. DEFAULT AND TERMINATION

Failure to pay rent, material violation of this Agreement, intentional material misrepresentation, unlawful conduct, or material failure to maintain the premises may constitute default. Notices, opportunities to cure, termination, possession, damages, and other remedies shall be governed by Alabama law. Nothing in this Agreement authorizes self-help eviction or waives a right or remedy that cannot legally be waived.

17. RULES AND ADDITIONAL TERMS

The Tenant acknowledges receiving the Oak Hollow Cabins Tenant Rules & Property Instructions identified by the version date above. Those Rules are incorporated into and made part of this Agreement as though fully stated here. The Tenant agrees to comply with the Rules, including the cabin-specific provisions applicable to East Hollow Cabin or West Hollow Cabin, together with reasonable written safety and property-use instructions later provided by the Owner. Later instructions may address safety, cleanliness, parking, access, shared-area use, fire, equipment operation, quiet conduct, and protection of the property, but may not unilaterally change the rent, security deposit, rental term, included utilities, or other material financial terms. If the Tenant Rules & Property Instructions conflict with this Agreement, this Agreement controls.

Additional agreed terms, if any:

18. NOTICES AND ELECTRONIC COMMUNICATIONS

Routine communications may be delivered by email or text using the contact information stated in this Agreement. A party shall promptly report any change in contact information. Formal notices concerning default, termination, possession, security deposits, or other matters shall be delivered in the manner required by Alabama law. The parties agree that this Agreement and related records may be provided, retained, and signed electronically, including by an email sent with the stated intent to sign.

19. ENTIRE AGREEMENT; CHANGES; SEVERABILITY

This document, the Oak Hollow Cabins Tenant Rules & Property Instructions identified above, and any signed addendum or move-in inventory constitute the entire agreement between the parties concerning the tenancy. Oral statements not included in those documents are not binding. Any change to the Rental Agreement or any material term must be in writing and agreed to by both parties. If a provision is unenforceable, the remaining provisions remain effective to the extent permitted by law. Alabama law governs this Agreement.

20. ACKNOWLEDGMENTS

By signing, each party acknowledges that the party has read this Agreement. The Tenant further acknowledges receiving and reviewing the Oak Hollow Cabins Tenant Rules & Property Instructions identified above, having an opportunity to ask questions about both documents, understanding that the Rules are incorporated into this Agreement, receiving or being able to retain copies, and entering into the tenancy voluntarily.

Tenant initials confirming receipt of Tenant Rules & Property Instructions:

SIGNATURES

Tenant signature:

Date:

Printed full legal name:

Owner signature:

Date:

Owner printed name / title:

After completing the form, use your PDF viewer's Save or Save As command before sending or retaining it.