

OAK HOLLOW STUDIO RESIDENTIAL RENTAL AGREEMENT

For an approved month-to-month tenancy at Oak Hollow Studio near Boaz, Alabama. Oak Hollow Cabins should complete the financial and utility terms before the Tenant signs.

AGREEMENT INFORMATION

Agreement date *

Studio Tenant Rules version date *

Tenant 1 full legal name *

Tenant 1 phone *

Tenant 1 email *

Tenant 2 full legal name, if applicable

Tenant 2 phone

Tenant 2 email

Owner / Landlord

Richard L. Fricks, doing business as Oak Hollow Cabins

Owner contact

431 Pencil Way, Boaz, AL 35956 | 256-557-0517 | richardfricks@gmail.com

Tenant 1 and Tenant 2, when named above, are collectively and individually called the Tenant. Each Tenant is jointly and severally responsible for all rent, damage, duties, and other obligations under this Agreement.

1. PREMISES AND OCCUPANCY

The Owner rents Oak Hollow Studio to the Tenant. The Studio is located on the Oak Hollow property at 431 Pencil Way, Boaz, Alabama 35956. The tenancy includes the Studio, its designated parking, any property listed in a move-in inventory, and only the access privileges stated in this Agreement and the Studio Tenant Rules.

The Studio is limited to two approved occupants. Every adult occupant must be approved, named as a Tenant, and sign this Agreement. West Hollow, East Hollow, The Clearing, another tenant's area, storage or work areas, equipment, and unrestricted property access are not included unless specifically stated in writing.

Approved non-tenant occupant, if any

2. MONTH-TO-MONTH TERM, RENT, AND DEPOSIT

The tenancy is month-to-month beginning on the date stated below and continues until lawfully terminated. Rent is due on or before the first day of each month. A late fee applies only if rent remains unpaid after the end of the fifth day and only as permitted by law.

Tenancy begins *

Monthly rent *

Security deposit *

Initial or prorated rent

Initial payment due date *

Late fee amount

Payment method / place *

Possession / key delivery

The deposit is not the last month's rent. It may be applied as permitted by Alabama law. After termination and delivery of possession, any refund and itemized accounting will be mailed within the time and in the manner required by law. The Tenant shall provide a valid forwarding address in writing.

OAK HOLLOW STUDIO PROPERTY TERMS

3. STUDIO FACILITIES AND UTILITIES

Oak Hollow Studio is an on-grid residence with conventional electricity, pressurized hot and cold water, a furnished and equipped kitchen, indoor bathroom and shower, and washer and dryer. Its facilities are private facilities for the Studio tenancy.

Utilities or services included in rent *

Utilities or services paid by Tenant *

Included utilities are limited to ordinary residential use. The Tenant shall not use utilities wastefully, unsafely, or for commercial or unusually high-demand equipment without written approval.

Tenant 1 initials confirming Studio terms *

Tenant 2 initials, if applicable

4. RESIDENTIAL USE, OCCUPANCY, AND VISITORS

The Studio is limited to two approved occupants. Every adult occupant must be approved, named as a Tenant, and sign this Agreement. No other person may establish residence, receive mail as a resident, regularly stay overnight, or store substantial belongings as an occupant without the Owner's prior written approval.

Occasional visitors must comply with this Agreement and the applicable Tenant Rules. The Tenant is responsible for visitors and for any damage, disturbance, injury, or violation they cause. Parties, large gatherings, and events require prior written approval.

The Tenant shall not assign this Agreement, sublet the residence, list it for short-term rental, transfer possession, or conduct a customer-facing or visitor-generating business from the property without prior written consent.

5. QUIET USE, PARKING, AND PROPERTY ACCESS

The Tenant shall use the residence and property lawfully, safely, and respectfully and shall not create a nuisance or disturb the Owner, other tenants, authorized guests, neighbors, or animals. The Tenant and visitors shall drive slowly on the private gravel road, park only in the designated area, and keep roads, gates, paths, and emergency access clear.

The Meadow may be used for ordinary walking and quiet enjoyment as allowed by the Tenant Rules, but access may be temporarily unavailable during private West Hollow reservations or for safety, maintenance, or property work. West Hollow, The Clearing, another tenant's area, work areas, storage areas, equipment, and posted, closed, or locked areas are not included unless specific permission is given.

6. CONDITION, CLEANLINESS, REPAIRS, AND ALTERATIONS

The Tenant accepts the residence in its present condition except as recorded in a written move-in condition record. The Tenant shall keep the residence and immediate area reasonably clean, sanitary, and safe; store food properly; dispose of trash as directed; and promptly report leaks, pests, defects, damage, or unsafe conditions.

The Tenant shall use all furnishings, appliances, fixtures, systems, and equipment carefully and shall not paint, remodel, change locks, install fixtures, alter wiring or plumbing, make structural changes, perform unauthorized repairs, or remove Owner property without prior written approval.

7. PETS, SMOKING, FIRE, AND SAFETY

No pet is permitted unless approved below or later approved in writing. The Tenant is responsible for animal-related damage, waste, noise, injury, and cleanup. Assistance-animal and reasonable-accommodation requests will be handled separately according to applicable law.

Pet arrangement:

No pets

Approved pet

Smoking and vaping are prohibited inside. Candles, incense, oil lamps, fireworks, outdoor fires, and other open flames are prohibited except as allowed by the Tenant Rules or written permission. The Tenant shall follow all instructions for stoves, generators, heaters, appliances, alarms, and extinguishers and shall not disable a safety device.

RIGHTS, RESPONSIBILITIES, AND DISCLOSURES

8. OWNER ACCESS

The Tenant shall not unreasonably withhold consent for lawful entry to inspect, make necessary or agreed repairs or improvements, supply agreed services, or exhibit the residence as permitted by Alabama law. Except in emergencies or other circumstances allowed by law, the Owner will give the notice required by law and enter at reasonable times. A Tenant request for repair or maintenance constitutes consent for reasonable access to perform the requested work as provided by law.

9. ABSENCE, ABANDONMENT, AND RETURN OF POSSESSION

The Tenant shall notify the Owner before an anticipated absence of more than 14 days. At move-out, the Tenant shall remove personal property and trash, leave the residence reasonably clean, return keys and Owner property, report unresolved problems, provide a written forwarding address, and return possession by the agreed date and time. Abandoned property will be handled according to applicable law.

10. DAMAGE, LIABILITY, AND RENTER'S INSURANCE

The Tenant is responsible for damage caused by the Tenant, an approved occupant, animal, or visitor beyond ordinary wear and tear. The Owner's insurance may not cover the Tenant's personal property, temporary living expenses, or personal liability. The Tenant is encouraged to obtain renter's insurance. Nothing in this section releases either party from liability imposed by law.

11. DEFAULT, REMEDIES, AND TERMINATION

Failure to pay rent, material violation of this Agreement or incorporated Rules, intentional material misrepresentation, unlawful conduct, or material failure to maintain the residence may constitute default. Notices, opportunities to cure, termination, possession, damages, and other remedies are governed by Alabama law. This Agreement does not authorize self-help eviction, unlawful lockout, utility interruption, or waiver of a nonwaivable remedy.

12. TENANT RULES, NOTICES, AND ELECTRONIC RECORDS

The property-specific Tenant Rules identified on page 1 are incorporated into this Agreement. If the Rules conflict with this Agreement, this Agreement controls unless law requires otherwise. Routine communications may be delivered by email or text. Formal notices must be delivered as required by law. The parties may receive, retain, and sign this Agreement and related records electronically.

13. LEAD-BASED PAINT DISCLOSURE STATUS

Federal lead-based-paint disclosure requirements generally apply to most housing built before 1978. Select the statement that applies and attach a separate disclosure when required.

Owner states the residence was built after 1977

Separate lead disclosure attached

Other lawful exemption or explanation, if applicable

14. ENTIRE AGREEMENT AND ADDITIONAL TERMS

This Agreement, the applicable Tenant Rules, checked disclosures, and any signed addendum or move-in record constitute the entire agreement. A material change must be in writing and accepted by the Owner and every Tenant. Alabama law governs. Additional agreed terms, if any, appear below.

ACKNOWLEDGMENTS AND SIGNATURES

15. TENANT ACKNOWLEDGMENTS

- ☐ I have read this Agreement and had an opportunity to ask questions.
- ☐ I received and reviewed the applicable property-specific Tenant Rules identified on page 1.
- ☐ I understand the residence's facilities, utilities, access, restrictions, and responsibilities.
- ☐ I received or can retain a copy of this Agreement and its incorporated documents.
- ☐ I enter the tenancy voluntarily and understand that no oral statement changes the signed documents.

Tenant 1 initials confirming receipt of Studio Rules *

Tenant 2 initials, if applicable

16. TENANT SIGNATURES

Tenant 1 printed full legal name *

Tenant 1 electronic signature *

Date *

Tenant 2 printed full legal name, if applicable

Tenant 2 electronic signature

Date

OWNER / LANDLORD

Printed name / title

Richard L. Fricks / Oak Hollow Cabins

Electronic signature *

Date *

SAVE AND RETURN

After completing the applicable fields, save the PDF to your device, reopen it, and confirm that every entry, initial, checkmark, and signature was retained. Email the saved PDF to richardfricks@gmail.com using the subject line: Oak Hollow Rental Agreement - Tenant Name. Leave the Owner signature and date blank unless Richard instructs otherwise.

If completing the Agreement by hand, print all four pages, write clearly, and email clear photographs or scans of every completed page. Keep a complete copy for your records.

PRACTICAL LEGAL NOTICE: This form is a general working agreement, not a substitute for advice from an Alabama attorney. Before regular use, confirm compliance with applicable zoning, building, housing, sanitation, fire-safety, insurance, and landlord-tenant requirements.