

# Residential Lease Agreement Checklist

This checklist is designed for landlords and real estate investors to ensure all essential elements are included in a residential lease agreement. Strong, clear leases protect your investment and minimize tenant disputes.

- Names of all tenants and occupants
- Property address and description
- Lease term (fixed or month-to-month)
- Rent amount, due date, and late fee policy
- Security deposit amount, conditions for return, and Alabama compliance rules
- Maintenance responsibilities (landlord vs. tenant)
- Use of property rules (pets, smoking, occupancy limits, parking)
- Landlord's right of entry (Alabama requires 2 days' notice except emergencies)
- Termination and renewal terms, including notice periods
- Required legal disclosures (lead-based paint, mold, hazards)
- Utility responsibilities (who pays for water, gas, electric, internet, etc.)
- Insurance requirements (tenant renter's insurance if required)
- Procedures for handling lease violations and eviction
- Signatures and dates for all tenants and landlord

Tip: Pair your lease with the right financing strategy. Visit GHC Funding ([www.ghcfunding.com](http://www.ghcfunding.com)) or call 833-572-4327 to learn how DSCR loans, SBA 7a, SBA 504, Bridge Loans, and Alternative Real Estate Financing can help you scale your rental portfolio.