

MOBILE HOME PARK LOT LEASE

THIS LEASE made effective as of the ____ day of _____, _____.

BETWEEN:

[NAME OF LANDLORD]
[address]
(the "Landlord")

- and -

[NAME(S) OF TENANT(S)]
[address]
(the "Tenant")

1. Lot

IN CONSIDERATION of Tenant's payment of rent and agreement to and compliance with the terms and provisions of this Lease, Landlord hereby leases to Tenant a lot (hereinafter referred to as the "Lot") located in the _____ [insert name of mobile home park] (the "Park"), located in _____ [name of city or town], _____ County, Alabama for the purpose of placing the following mobile home on the Lot:

[description of mobile home, model, year]
(the "Mobile Home")

The approved type of lot number will be applied to the Mobile Home at the time of its arrival on the Lot and the Mobile Home will be underskirted within thirty (30) days.

2. Term

The term of this Lease shall be for one (1) year, commencing on _____ [insert date] and ending on _____ [insert date].

3. Occupancy

Occupancy is limited solely to the individuals listed below: *[list all adults and children who will be living in the Mobile Home]*

Name	Birthdate	Relationship (if any)

Leasing to more than one family is prohibited. All adult occupants dwelling in the Mobile Home must sign this Lease. If any person other than those listed in this Lease resides in the Mobile Home, Landlord shall have the right to declare Tenant in default of this Lease or to charge an additional \$_____ per month for each additional person. Any new occupant moving into the Mobile Home must be approved by Landlord and must sign this Lease prior to moving in.

Guests shall be permitted, provided that Tenant notifies Landlord in writing of the names and lengths of stay of any guests staying longer than ____ days. In no event will guests be permitted to stay longer than ____ consecutive [days/weeks] within Landlord's written consent.

4. Payment of Rent

Tenant shall pay Landlord rent payments for the Lot in the amount of [TOTAL RENTAL DUE IN WORDS] DOLLARS (\$####.##) per month. Unless other arrangements have been made in advance in writing, all rent payments are due on the first (1st) day of each calendar month and must be paid no later than the tenth (10th) day of each month. All rent payments shall be made by mail or personal delivery to Landlord at the address hereinbefore set out, or such other address as Landlord may from time to time designate in writing to Tenant. If payments are being sent by regular mail, Tenant is responsible for ensuring that such payments are mailed with sufficient time to ensure delivery by the due date.

5. Rent Increases

This Lease is subject to property tax or utility rate increases levied to Landlord. In the event of such rate increases from time to time, Tenant agrees to pay a Lot rental rate per month sufficient to reimburse Landlord for such increase in rates or taxes.

THIS IS A 12-PAGE DOCUMENT.

Initials: _____