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**ALABAMA
LANDLORD TENANT EVICTION
FORMS
PACKAGE**

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U.S. Legal Forms™ thanks you for your purchase of a Landlord Tenant Eviction Forms Package. This package contains essential legal documents needed for evicting a tenant.

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I. FORM LIST

With your Landlord Tenant Eviction Forms package, you will find the state specific forms that will help you in preparing for the eviction of a tenant.

Included in your package are the following forms:

- 1. 7-Day Notice to Pay Rent or Lease Terminates
- 2. 14-Day Notice to Remedy Breach or Lease Terminates
- 3. Complaint for Unlawful Detainer
- 4. Summons *(not included in package – obtain from Court when Complaint is filed)*
- 5. Return of Service *(the Court may include a Return of Service with the Summons)*
- 6. Unable to Serve – Service by Mail
- 7. Notice of Trial *(may be issued & mailed by Court, if not, judge must sign, and must be served upon Tenant using same procedure as Summons and Complaint)*
- 8. Eviction Order
- 9. Writ of Restitution or Possession

II. DESCRIPTIONS OF FORMS

Brief descriptions of the forms contained in your U.S. Legal Forms™ Landlord Tenant Eviction Forms Package are found below.

7-Day Notice to Pay Rent or Lease Terminates - This form is used when the landlord has not received rent from a tenant by the due date. If the rent is not paid within 7 days, and the tenant has not moved out, the landlord may bring an action for unlawful detainer and recovery of the rent at any time thereafter, and the rental agreement may be terminated for failure to pay rent.

14-Day Notice to Remedy Breach or Lease Terminates - This form is used by the landlord to notify tenant of tenant's breach of the lease (other than non-payment of rent), and that the breach must be remedied within 14 days, or the Tenant must move out. If the breach is not remedied and tenant has not moved out by the deadline, the landlord may bring an action for unlawful detainer at any time thereafter, and the rental agreement may be terminated for breach of the agreement.

Complaint for Unlawful Detainer – This form is a complaint against a tenant that has not paid rental installments and/or behaved as required by the terms and conditions of the lease or rental agreement. This complaint requests that the court order the tenant to appear before the court and enter judgment against the tenant and command immediate possession of the premises. This Complaint must be filed with the Court, and a stamped FILED copy thereof, together with the Summons, must be served upon tenant by the process server.

Summons - This form is issued by a court informing the tenant that an unlawful detainer complaint has been filed against tenant. It may be served by a sheriff or other authorized person for service of process, called a process server. Pick up a Summons from the Court when you file your Complaint for Unlawful Detainer. The Summons and Complaint are then served upon the tenant.

Return of Service – There may be a Return of Service attached to the Summons issued by the Court. If not, the process server should use the included Return of Service. This form is used as proof that someone has been served court-related documents by a process server. It is then filed with the court stating whether process was served, and the date that service took place.

Unable to Serve – Service by Mail - This form is used when attempts to serve a party with court documents has failed. This form allows for service by publication to be granted as an acceptable form of service.

Notice of Trial – A Notice of Trial may be issued and mailed independently by the Court upon the setting of a trial date (check with the Court). If the Court does not issue such notice, you must have this form signed by the judge, and serve it upon the Tenant in using the same methods as allowed for service of process. This form serves as notice to the tenant to appear before the court to answer the complaint for unlawful detainer brought against him/her by the landlord.

Eviction Order – This form is a sample order finding the tenant guilty of unlawful detainer and demanding that possession of the property be restored to the landlord and that a specified sum of money be paid to the landlord.

Writ of Restitution or Possession - This form is signed by the court after the landlord wins an unlawful detainer (eviction) lawsuit. The writ of possession is served on the tenant by the sheriff. The writ informs the tenant that the tenant must leave the rental unit by a certain time period, or the sheriff will forcibly remove the tenant.

If you need additional information, please visit www.uslegalforms.com and look up forms by subject matter. You may also wish to visit our legal definitions page at <http://www.uslegalforms.com/lawdigest/legal-definitions/legal-definitions-alpha.htm>

IV. TIPS ON COMPLETING THE FORMS

The form(s) in this packet may contain “form fields” created using Microsoft Word or Adobe Acrobat (“.pdf” format). “Form fields” facilitate completion of the forms using your computer. They do not limit your ability to print the form “in blank” and complete with a typewriter or by hand.

It is also helpful to be able to see the location of the form fields. Go to the View menu, click on Toolbars, and then select Forms. This will open the Forms toolbar. Look for the button on the Forms toolbar that resembles a shaded letter “a”. Click this button and the form fields will be visible.

By clicking on the appropriate form field, you will be able to enter the needed information. In some instances, the form field and the line will disappear after information is entered. In other cases, it will not. The form was created to function in this manner.

V. DISCLAIMER

These materials were developed by U.S. Legal Forms, Inc. based upon statutes and forms for the subject state. All information and Forms are subject to this Disclaimer:

All forms in this package are provided without any warranty, express or implied, as to their legal effect and completeness. Please use at your own risk. If you have a serious legal problem, we suggest that you consult an attorney in your state. U.S. Legal Forms, Inc. does not provide legal advice. The products offered by U.S. Legal Forms (USLF) are not a substitute for the advice of an attorney.

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