Terminating a Lease Because of Disaster or Storm Damage

My rental housing was basically destroyed by a storm. Can I break my lease?

- Yes. If the housing was destroyed, you have a right to end your lease.
- If your ability to live there is "substantially impaired," you also can end your lease.

Section Of the Alabama Code States:

- You can leave immediately and then send written notice to your landlord in 14 days.
- The lease ends the date you vacate.
- You are entitled to get back your security deposit and any prepaid rent.

What if only a portion of the home was destroyed?

- You may choose to stay in the property. The amount of rent you have to pay is reduced in proportion to the diminished value.

What if my home was damaged by a disaster or storm but not made unlivable?

- Section of the Alabama Code gives you the right to request your landlord make material repairs.
- You must give your landlord written notice listing the repairs needed.
- The notice must give your landlord at least 14 days to make the repairs.
- The notice should say that the lease will end if the landlord does not complete the repairs.
- After you leave, you are entitled to get back your security deposit and any prepaid rent.
- You must pay rent for the time you reside in the property.

NOTE: A tenant may seek the remedies under Code of Alabama Section 35-9A-401 and 35- 9A406 only to the extent that the tenant did not cause the damage or is otherwise responsible for it.

If you were affected by a natural disaster and need legal help, call toll-free:

1-866-456-4995

Apply on-line at www.legalservicesalabama.org/apply-for-services

LSA CALL CENTER HOURS:
8:30 a.m. to 4:30 p.m.

LSC America's Partner for Equal Justice
LEGAL SERVICES CORPORATION

JUSTICE FAIRNESS HOPE
Legal Services Alabama

Legal Services Alabama is an independent, nonprofit organization that provides qualifying low-income individuals With free civil legal assistance. LSA is a statewide program serving all 67 counties in Alabama and provides a full range Of services for disaster victims. This brochure offers legal information, not legal advice. Wc try hard to make sure Our bro- churcs accurately explain your rights and options. However, this brochure does not apply the law to your personal facts. For this sort of legal advice, you should call a lawyer.

Cémo terminar un contrato de alquiler por dafios causados por un desastre natural o tormenta

Mi vivienda de alquiler fue prácticamente destruida por la tormenta. Ouedo dar por terminado mi contrato de alquiler?

- Si. Si la vivienda fue destruida, tiene derecho a terminar Su contrato.
- Si su capacidad de Vivir en la vivienda "empeoro sustancialmente", también puede terminar su contrato

La secciån 35-9A-406 del Codigo de Alabama dice que:

- Puede irse inmediatamente. Luego, avise por escrito al propietario dentro de 14 dias.
- El contrato se vence en la fecha en que usted
- Tiene derecho a recuperar su deposito de seguridad y el alquiler pagado por adelantado.

Que pasa si solo una parte de la vivienda fue destruida?

- Puede optar por quedarse en la vivienda. La renta que paga tendrå que bajar en proporciån al valor reducido.

Que pasa si mi casa fue daöada por un desastre o una tormenta, pero no quedo inhabitable?

- La secciån 35-9A-401 del Cådigo de Alabama le da el derecho a solicitar al propietario que haga reparaciones importantes.
- Tiene que darle al propietario una lista por escrito de las reparaciones necesarias.
- El aviso debe darle a su propietario por lo menos 14 dias para hacer las reparaciones.
- El aviso debe decir que el contrato de alquiler terminarå si el propietario no completa las reparaclones.
- Después de irse, tiene derecho a recuperar su deposito de seguridad y el alquiler pagado por adelantado.
- Usted tiene que pagar el alquiler por el tiempo que viva en la propiedad.

NOTA: Un inquilino puede solicitar los remedios legales provistos por las secciones 35-9A-401 y 35-9A-406 del Cödigo de Alabama solo en la medida en que el inquilino no caus6 el dano ni Sea responsable por el daho.

Para solicitar ayuda legal gratis en casos civiles, Llame al:

1-866-456-4995

Solicite en linea en: www.legalservicesalabama.org/apply-for-services

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