DEPOSIT TO HOLD

TENANT NAME(S): _____

RENTAL PROPERTY ADDRESS: _____

CITY/STATE/ZIP: _____

RENT/DEPOSITS/FEES

Rent to be $_____ per month commencing _____, payable in advance.

Tenancy will be for _____ months.

Agent has received the sum of $_____, which will be applied to amounts due at move-in.

Upon moving in, Tenant will pay rent of $_____ and deposit of $_____.

In addition, the Agent may charge the following noncompliance fees:
- ❖ Late Fee: If payment is not received by midnight on the 4th day of the month, an incremental late fee of 5% of the monthly rent will be due for each 5 days of delinquency thereafter or portion thereof.
- ❖ Returned check fee of $35.00 per return plus bank charges
- ❖ Smoke alarm and carbon monoxide alarm tampering of $250.00 per occurrence
- ❖ Failure to clean up pet waste, garbage, rubbish or other waste fee of $50.00
- ❖ Early termination of lease fee (May not exceed 1½ times the monthly rent)

AGREEMENT

It is agreed that the tenant shall pay the balance of moneys due by the date the property is to be occupied, and sign move-in papers and rental agreement. **It is further agreed that the property will be occupied only by the following persons:**

_____   _____

_____   _____

Agent is charging this deposit for the purpose of securing the execution of a rental agreement after having approved the application and prior to entering into a rental agreement. If a rental agreement is executed, the agent shall apply the deposit toward moneys due under the rental agreement. If a rental agreement is not executed due to failure by the applicant to comply with this agreement, the agent may retain the deposit. If a rental agreement is not executed due to failure by the agent to comply with this agreement within four (4) days, the agent shall return the deposit to the applicant either at the place of business or by mailing the deposit First Class Mail to the applicant. Proof of timely compliance with this requirement shall include a postmark.

Accepted and agreed to:

_____
Applicant   Date

_____   _____
Agent   Date   Applicant   Date