Deposit to Hold Agreement

Date: _____

Property Address: _____

This agreement is between_____, hereafter

referred to as "Prospective Tenant(s)," and _____, hereafter

referred to as "Landlord."

Prospective Tenant(s) agrees to complete the online application for evaluation for Tenancy.

Landlord acknowledges receipt of Deposit to Hold in the amount of $_____ from Prospective Tenant(s) as a **non-refundable** holding fee for the property listed above. Prospective Tenant(s) understands the holding fee reserves the property for the Prospective Tenant(s) until a lease and all move-in requirements have been properly completed. The lease and all move-in requirements must be completed before 5:00pm _____/_____/_____.

Move-in Requirements:
1st Months Rent must be paid in full in the amount of: $_____
Security Deposit must be paid in full in the amount of: $_____
Other Move-in Funds must be paid in full in the amount of: $_____
Online application must be completed and submitted in full.
All tenant paid utilities must be transferred into Prospective Tenant's name.
A lease must be executed and signed by all parties.

When all move-in requirements have been met and Prospective Tenant(s) given possession of the property, the Deposit to Hold will be transferred to the Security Deposit to be held through the entire tenancy. Prospective Tenant understands and agrees that no possession of the property will be granted until all move-in requirements have been completed.

Deposit to Hold will be held in a trust account by the landlord. If for any reason, the Prospective Tenant(s) fail to complete all move-in requirements by the above listed date and time, the landlord will return the property to public offering and the entire Deposit to Hold will be forfeited to the Landlord for expenses including, but not limited to, lost rent, holding costs, advertising costs, and marketing costs. If for any reason, the Landlord does not approve the Tenant(s) application, the Deposit to Hold will be refunded in full, less a $30 application fee.

_____ _____
Prospective Tenant Prospective Tenant

_____ _____
Prospective Tenant Landlord