

NON-REFUNDABLE HOLDING DEPOSIT

I, (PROSPECTIVE TENANT), _____ agrees to make a deposit in accordance to the terms below into AAA Property Management bank account \$_____ representing the a non-refundable holding deposit for _____. This holding deposit shall be credited to tenant’s security deposit upon move-in. However, if tenant does not move in for any reason, other than Landlord’s decision not to rent the apartment, this holding deposit shall be forever forfeited and shall not be refunded. Lastly, if Management retains the right to not rent to this apartment for any reason and is there sole discretion, then Management may exercise that right at there sole discretion not to rent this apartment, however Management agrees will return the holding deposit in full.

_____,
Management (Landlord) Signature Date

_____,
Tenant Signature Date

By my signature(s) below, I request that the landlord accept \$_____ as a holding deposit for _____, and the payment of such deposit shall result in the Landlord not accepting any other tenant(s) for rental of this apartment up and until the commencement of my lease on _____. I understand that this deposit will be credited to my security deposit when I move in.

I further understand and agree that if I should change my mind or become unable to move in for any reason, other than Landlord exercising discretion not to rent the apartment, this holding deposit will be forfeited by me, and I will receive no refund of the deposit.

Discounted Monthly rent per lease will be due upon move in the amount of \$_____.

I acknowledge and agree by my signature below that the additional security deposit I will owe at the time of move in is calculated as follows:

- Total security Deposit Per Lease of \$_____.
- Less Holding Deposit of \$_____
- Equals \$_____, which is the amount of security deposit due upon move in.

Lastly, I agree and acknowledge that Landlord may choose not to rent to me for any reason, however, upon Landlord so electing not to rent to me, I will be entitled to a full refund of the holding deposit .

_____,
Tenant Signature Date

_____,
Tenant 2 Signature Date