

# DEPOSIT RECEIPT AND OFFER TO RENT OR LEASE

The undersigned, herein called "Applicant", offers to rent/lease Apartment No. \_\_\_\_\_

at \_\_\_\_\_, located in the city

of \_\_\_\_\_ on the terms and conditions set forth in the attached

Rental Agreement/Lease. A deposit of \$ \_\_\_\_\_ is hereby received by OWNER/MANAGER.

Rent shall be \$ \_\_\_\_\_ per month plus a security deposit of \$ \_\_\_\_\_ for a total payment of \$ \_\_\_\_\_.

Tenancy shall begin on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ subject to the current resident vacating and OWNER/MANAGER'S final approval of Applicant. This offer shall be considered rejected unless OWNER/MANAGER accepts this offer within 3 business days by depositing a written notice in the mail or by giving verbal approval in person or by phone.

Upon approval, Applicant agrees to accept the subject apartment by signing the attached Rental Agreement/Lease and paying all rent and security deposits required by Cashier's Check or Money Order. Said amount shall be paid on or before \_\_\_\_\_, 20\_\_\_\_.

If, after notification of acceptance, Applicant fails to comply with this agreement, OWNER/MANAGER may deduct as damages \$ \_\_\_\_\_ per day, not to exceed 30 days for each day the subject apartment is vacant, from the date Applicant's tenancy was to begin to such time as another Renter commences renting the subject apartment. The balance due Applicant shall be refunded with a written explanation of owner's damages within 10 days after the subject apartment is rented.

The full amount of this deposit, less the above authorized charges, shall be refunded if: 1) the OWNER/MANAGER does not accept this offer within 3 business days, 2) the apartment is not available on the agreed date or 3) the full deposit will be applied towards the security deposit if applicant accepts the apartment by executing a Rental Agreement or Lease.

Additions and/or exceptions: IF PROSPECTIVE TENANT CHOOSES NOT TO MOVE INTO THE UNIT BEFORE THE AGREED UPON MOVE IN DATE NOTED ABOVE, THEN APPLICANT FORFEITS \$100 OF THE DEPOSIT IN CONSIDERATION FOR US HOLDING THE UNIT.

Applicant and OWNER/MANAGER acknowledge receipt of a copy and acceptance of the terms of this "Offer to Rent or Lease".

Date: \_\_\_\_\_ OWNER/MANAGER: \_\_\_\_\_

Applicant: \_\_\_\_\_

Applicant: \_\_\_\_\_

