

RED DOORS of TOLEDO HOLDING DEPOSIT

For \$ _____ deposit, Red Doors of Toledo, llc, the property manager, hereby agrees to hold the home located at _____ for _____, who agree(s) to begin a 12, 24, or 36 month lease of said house on _____ at a rental of \$ _____ per month (NOT including utilities), with the following payable in advance of the said date.

_____ Security deposit _____ 1st month rent _____ Final month rent _____ 2nd to final month rent

The lease will be signed at the date and time that the first and last month's rent are paid but on or before ____/____/____, and at that time the holding deposit will not be returned to applicant but converted to all or part of security deposit.

Taking into consideration the \$ _____ received today, total due at lease signing is now \$ _____ cash.

It is further agreed: 1. The prospective tenant has received the Owner's approval of the Tenant's application, credit, and references; 2. The tenant will sign and agree to the Lease; 3. In the event the prospective tenant does not take the said house, sign the lease and pay all charges by the said date, the deposit to hold said house shall be forfeited to the owner, with the exception of the 24 hour lease review period. The 24 hour lease review period commences at signing of this form. If the Prospective tenant does take said house, then this deposit will be applied toward the Security Deposit hereunder. The prospective tenant has received a review copy of the lease document.

The Security Deposit of \$ _____ for this apartment will be returned to you minus any deductions for damages, cleaning, etc., when you fulfill the provisions of your lease.

TENANT HAS 24 HOURS, UNTIL _____ am/pm on ____/____/____ to notify property manager if tenant desires a refund of holding deposit. Notification is by email OR text message, immediately followed up with a phone call.

Prospective Tenant Name: _____
Signature _____ date: _____ DL: _____

Prospective Tenant Name: _____
Signature _____ date: _____ DL: _____

_____, Property Manager, Red Doors of Toledo
Signature _____ date: _____