



American Realty

Property Management

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Rental Confirmation Acknowledgment - Earnest Deposit

[System.Date()]

I agree to placing an Earnest Deposit on the property located at [**Prospect.UserDefinedField("Property for Deposit")**].

I understand that the Earnest Deposit is non-refundable unless the current tenants renew their lease or my application(s) are denied. In the event I am unable or unwilling to move into the property, my deposit will be forfeited as payment for lost marketing time, increased risk of vacancy, and additional marketing costs.

I agree the earnest deposit will be held as the security deposit for the property once approved for tenancy.

I agree to pay a Lease Preparation Fee (Studio/1 Bed \$299, 2-3 Beds \$399, 4-5 Beds \$499, 6+ Beds \$599), a non-refundable \$300/pet fee and a \$35 month/pet fee; if applicable. A maximum of 2 pets are allowed in any one unit. All current account balances must be paid on or before the lease start date.

I am aware that American Realty will give the current tenants of the home the first right of renewal. The current tenants have until [**Prospect.UserDefinedField("Current Tenant Renewal Deadline")**] EOD to renew.

I agree to have all applications submitted within 48 hours of my earnest deposit being approved and to have my lease fully signed within 7 days after being published. Failure to submit applications within 48 hours and/or sign the lease within 7 days may result in my deposit being forfeited and future rights to the property being waived.

I agree that once a deposit has been placed on a property, the right to additional tours for myself, my roommates, and co-signers have been waived.

Note: If you have scheduled a showing through ShowMojo, it will automatically be canceled when a deposit has been placed.

By signing below, you are agreeing to the terms above.

<p>X _____</p>	<p>X _____ Landlord</p>
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