

Earnest Deposit - Confirmation Acknowledgment

[System.Date()]

I agree to placing an Earnest Deposit on the property located at **[Prospect.UserDefinedField("Property for Deposit")]** for the lease term of **[Prospect.Unit.UserDefinedField("Projected Upcoming Lease")]**.

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 fully sign the lease agreement and move forward with leasing the unit/property, my Earnest Deposit will be forfeited.

I agree that the Earnest Deposit will serve as the Security Deposit for the property once my application(s) are approved and a lease agreement has been fully signed. The Security Deposit be will be held through all lease renewals.

I understand that once a lease agreement is fully signed, I have a legal obligation to rent the property and adhere to all lease terms and condition.

I understand that if the lease agreement is fully signed and I wish to remove myself, my roommates, and/or my co-signers, that I would be responsible for finding my own qualified tenant replacement(s) through my own resources and means. Once I have found tenant replacement(s), I would need to request a Tenant Replacement Lease Addendum through American Realty for a fee of **\$200**.

I agree to pay an application fee of **\$45** per tenant/co-signer (*if applicable*), a Lease Preparation Fee (**Studio/1 Bed \$299, 2-3 Beds \$399, 4-5 Beds \$499, 6+ Beds \$599**), a one time pet fee of **\$300** per pet and a **\$35/month** per pet (*if applicable*). A maximum of 2 pets are allowed in any one unit. All account balances must be paid on or before the lease start date/Move in.

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

I agree to have all applications submitted within **48 hours** after receiving the confirmation email that my Earnest Deposit has been approved with application instructions included. Failure to fully submit all applications within **48 hours** may result in my Earnest Deposit being forfeited.

I agree to have my lease agreement fully signed within **7 days** after receiving confirmation that my lease is ready via email. Failure to have my lease agreement fully signed in **7 days** may result in my Earnest Deposit being forfeited.

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

I understand that **[Prospect.UserDefinedField("Property for Deposit")]** is pre-leased each year starting on November 1st. This means this home is available, marketed and shown to future potential prospective tenants for the lease term beginning 15-days after my upcoming lease term end date. A signed renewal lease would remove my home from being available, marketed and shown.

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

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