

RESERVATION DEPOSIT AGREEMENT

This Reservation Deposit Agreement ("Reservation Deposit Agreement"), dated the **30th** day of **March, 2021** between **Hunters Run** ("Owner") and **Michelle I. Grenz and Jonathan R. Grenz** ("Applicants") for the premises at **16145 NW Schendel Ave unit 21F #21F, Beaverton, OR 97006** (the "Leased Premises"), which is located within **Hunter's Run** (the "Community").

Applicants acknowledge that the non-refundable application fees ("Application Fees") are required to verify the credit history, including verifying rental and employment references, of Applicants. The fees represent the actual cost of obtaining the applicant screening report, criminal background check, or credit report. Owner, at its option, may allow Applicants to deposit a sum to place a temporary hold on the Leased Premises ("Reservation Deposit" otherwise known as the "Holding Deposit" in the chart below).

APPLICATION FEES AND DEPOSITS					
Application Fees - Paid in Full (\$84.00)		\$0.00	Holding Deposit - Paid		\$350.00
TOTAL MOVE-IN COSTS					
Prorated Monthly Rent Due	\$1,183.00	Total Security Deposit Due	\$350.00	Total One-Time Fees Due	\$0.00
EXECUTION DEPOSIT PAID					(\$350.00)
TOTAL COSTS DUE BY APRIL 10, 2021					\$1,183.00
MONTHLY PAYMENTS		DEPOSITS		ONE-TIME FEES	
Base Rent	\$1,690.00	Security Deposit	\$350.00	Application Fee(s)	\$0.00
TOTAL MONTHLY PAYMENT	\$1,690.00	TOTAL DEPOSIT	\$350.00	Paid \$84.00	
				TOTAL ONE-TIME FEES	\$0.00

Applicants have deposited with Owner the sums specified above to secure the rental of the Leased Premises, subject to the following conditions:

- In the event the rental application is approved by Owner, Applicants meet all other terms and conditions of occupancy, and execute a Residential Lease Contract with Owner, as and when required by Owner, the Reservation Deposit shall be credited towards the amount due upon move-in. In the event of denial, the Reservation Deposit shall be fully refunded to Applicants within **30** day(s). Applicants acknowledge that the Application Fees are non-refundable, regardless of the outcome of the rental application.
- Applicants understand and agree that the Reservation Deposit shall be retained by Owner, as liquidated damages, if: a) the rental application is withdrawn by Applicants, for any reason whatsoever, after **seventy-two(72)** hours; b) the rental application is approved, with or without conditions (such as a guarantor or additional security deposit), but Applicants do not execute a Residential Lease Contract; or c) Applicants have provided false or misleading information in the rental application. If any of the aforementioned events occur, all further obligations by Owner to rent the Leased Premises to Applicants shall be terminated.

For the purposes of this provision, if Applicants are required to pay an additional security deposit in order to qualify for occupancy, the rental application shall be deemed conditionally approved. All move-in costs, including additional deposits, must be paid on or before the move-in date.

- Applicants agree to take financial responsibility of the Leased Premises on **April 10, 2021** and pay the balance of any sums due in full on that date. If the Leased Premises is not vacated by previous Residents on proposed move-in date or the reserved apartment is unavailable for any reason on the scheduled move-in date, unless alternate lease terms are agreed upon by both parties, the Reservation Deposit shall be fully refunded to Applicant's within **30** days. Applicants acknowledge that payment of the non-refundable Application Fees does not guarantee occupancy on proposed move-in date.
- For sewer, water, trash, common area electric/gas and/or pest control, there may be an outside billing provider in which you will be receiving a monthly invoice. Currently this community is utilizing the services of **Conservice**.
- Applicants understand and agree the sums specified above are based on approval of the rental application. If the rental application is conditionally approved with a guarantor or additional security deposit, the amount due at move-in will be adjusted accordingly.
- Once your application has been screened and approved, to complete the approval process, you must provide the leasing staff verification of income within **24** hours.

Rent is due on or before the **first** day of each month using a check or money order, or via online web-based service. Rent and

Hunter's Run

all sums due to Owner shall be payable to **Hunters Run, 16201 NW Schendel Avenue, Beaverton, OR 97006, (503) 690-6663**. Applicants agree to pay **\$1,183.00** as the total move-in amount, due the **10th of April**.

If Applicants fail to make the first payment due upon move-in, Owner may serve Applicants with a notice terminating the tenancy and recover damages, including future rents (subject to Owner's mitigation duties) and other charges as authorized by law or the Residential Lease Contact.

Misstatements on Application. Applicants have completed a rental application in connection with securing the Residential Lease Contract. Owner has relied upon the statements set forth in said application in deciding to rent the Leased Premises to Applicants. It is understood and agreed that, if Owner subsequently discovers any misstatements of fact in Applicants' rental application, any such misstatements shall be deemed a material and incurable breach of the Residential Lease Contract and shall entitle Owner to serve Applicants with a notice terminating the tenancy.

Non-Discrimination. There shall be no discrimination against or segregation of, any persons on account of race, creed, religion, sex, sexual orientation, marital status, family status (minor children or no minor children), national origin, ancestry, disability or any other protected classification under state or federal law, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Leased Premises, nor shall the Owner or any person claiming under or through Owner, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of applicants, lessees, subtenants, sub-lessees or vendees of the Leased Premises.

INTENDING TO BE BOUND, the parties hereto have executed this Reservation Deposit Agreement as of the day and year first above written.



3/30/2021
10:36 AM PDT

Michelle I. Grenz (Resident)

Date



Signed by Jonathan R. Grenz

Tue Mar 30 2021 10:50:27 AM PDT
Key: 0716BD75; IP Address: 97.115.65.72

Jonathan R. Grenz (Resident)

Date



Signed by Michael Sung

Tue Mar 30 2021 10:59:44 AM PDT
Key: 9F5087EC; IP Address: 71.59.132.201

(Owner/Agent)

Date


MOVE-IN PROCEDURES

COMMUNITY CONTACT INFORMATION					
RESIDENTIAL COMMUNITY Hunter's Run			COMMUNITY ADDRESS 16201 NW Schendel Avenue, Beaverton, OR 97006		
OWNER Hunters Run			EMAIL ADDRESS		
PHONE # (503) 690-6663	FAX #	WEBSITE		TDD RELAY NUMBER	
APPLICANTS CONTACT INFORMATION*					
APPLICANT NAME Michelle I. Grenz		PHONE # (503) 869-3347		ALTERNATE PHONE #	
PREFERRED CONTACT METHOD <input checked="" type="checkbox"/> Phone <input type="checkbox"/> Email		RESIDENCE ADDRESS 16145 NW Schendel Ave unit 21F, Beaverton, OR 97006 No. 21F			
EMERGENCY CONTACT NAME		PHONE #		EMERGENCY CONTACT NAME	
EMPLOYER National General Insurance		OCCUPATION QA Specialist II		SUPERVISOR NAME Jessica Murray	
APPLICANT NAME Jonathan R. Grenz		PHONE # (503) 896-8317		ALTERNATE PHONE #	
PREFERRED CONTACT METHOD <input checked="" type="checkbox"/> Phone <input type="checkbox"/> Email		RESIDENCE ADDRESS 16145 NW Schendel Ave unit 21F, Beaverton, OR 97006 No. 21F			
EMERGENCY CONTACT NAME		PHONE #		EMERGENCY CONTACT NAME	
EMPLOYER NA		OCCUPATION NA		SUPERVISOR NAME	
				SUPERVISOR PHONE	
*Applicants must promptly notify Owner of any changes to Applicants' contact information.					
VEHICLE INFORMATION					
MAKE Pontiac	MODEL Grand Am	YEAR 2004	COLOR Silver	PLATE # 855 FLL	STATE OR

The move-in has been scheduled for the Applicants on **April 10, 2021**. We will contact you to arrange an appointment time for this date. Applicants must allow 30 minutes for review of the Residential Lease Contract, if not already done so prior to the move-in appointment. An inspection of the Leased Premises will be conducted with Owner, or designated agent for Owner, on the day of move-in. Please keep in mind that your appointment should occur no later than 30 minutes prior to the office closing to give yourself enough time to complete all move-in paperwork. Applicants must also comply with the following:

- ☒ Bring payment for sums due upon move-in in the amount of **\$1,183.00**. All move in monies should be paid in the form **of personal check, cashier's check, money order, or online payment (if available) ONLY. Certified funds are strongly suggested.**
- ☒ Purchase a Renter's insurance policy to cover losses to Owner's property, with a limit of no less than **\$100,000.00**. Proof of insurance, with Owner named as an Interested Party, will be required at time of move-in.
- ☒ You'll be required to provide proof that utility services have been set up in your name in order for keys to be released at move-in.

Electricity

 **SPECIAL NEEDS HOUSING:** Applicants must contact Owner, or designated agent for Owner, should Applicants or any member of Applicants' household require special accommodations to make the Leased Premises more accessible.



3/30/2021
10:34 AM PDT

Michelle I. Grenz (Resident) Date



Signed by Jonathan R. Grenz
Tue Mar 30 2021 10:51:25 AM PDT
Key: 0716BD75; IP Address: 97.115.65.72

Jonathan R. Grenz (Resident) Date



Signed by Michael Sung
Tue Mar 30 2021 10:59:44 AM PDT
Key: 9F5087EC; IP Address: 71.59.132.201

(Owner/Agent) Date