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DEPOSIT RECEIPT

This Deposit Receipt is strictly an acknowledgment of the date and amount of prospective tenant(s)' deposit to hold the unit for tenant(s)' occupancy in the event tenant(s)' application is approved but it does not create any right to occupancy of the Unit)

Unit No.: _____

Owner/Agent: _____

Prospective Renter(s): _____

Premises: _____

Amount Deposited: \$ _____

Balance Due*: \$ _____

Proposed Beginning Date: _____, 20____

Proposed Monthly Rent: \$ _____

Proposed Rent Due Date: _____, 20____

*** - The "Balance Due" is the Proposed First Month's Rent plus the Security Deposit less the Amount Deposited and represented by this Deposit Receipt. The Amount Deposited does not include any credit checking fee required to be paid by Prospective Tenant.**

Owner or Owner's Agent hereby accepts the Amount Deposited as an indication of Prospective Tenant(s) good faith intent, if approved, to rent the Premises and enter into a Rental Agreement / Lease. The Amount Deposited shall be applied to the Balance Due (Proposed First Month's Rent and Security Deposit) if the Prospective Tenant(s)' application is approved, and the Premises are vacant on the Proposed Beginning Date. If the application of the Prospective Tenant is approved but: (a) the Balance Due is not paid prior to the Proposed Beginning Date or (b) the Prospective Tenant does not sign and deliver the application to Owner/Agent prior to the Proposed Beginning Date, the application shall be deemed denied and the Amount Deposited shall be deemed liquidated damages to cover Owner's damages including, but not limited to the following: leasing fees, daily rental value of the Premises and advertising fees, it being agreed the Amount Deposited is a reasonable estimate of Owner's damages and the Owner's actual damages would be impossible or extremely difficult to ascertain. If Prospective Tenant(s) application and all required rental documents are not approved or if the Premises are unavailable for occupancy on the Proposed Beginning Date, Prospective Tenant shall have a full refund of the Amount Deposited, but Owner shall not be liable for any other damages or costs.

Prospective Renter

Owner / Agent