



APPROVAL LETTER

17th January, 2023

Ty DePrez

Property Address : **880 N 1260 E, Provo, UT 84604**

Re: Moving in

Dear Tenants,

Welcome!

I hope your move in process into my home will go smoothly and that you will be settling into my residence as soon as possible.

Terms and Conditions:

- The tenant (you) cannot sublet or sub-lease or rent out our home to other parties/individual(s)/person(s) or over-populate the home with more people/individual(s)/person(s) than initially stated on your application, without the consent of the Landlord.
- The Tenant (you) will confirm signed Lease on site and balance payments may be made same day, the day after the showing or as agreed by both parties.
- Smoking or use of illegal substances, drugs or its equivalent, are not permitted in our home (this mainly applies to any of your guests). The fume sticks to the walls and they just don't get out.
- If there is need for any maintenance, kindly send my wife and I an email, and we'll have that taken care of (although I'm pretty sure you won't be requesting for that within the next 12 months)
- The Tenant (you) is responsible for the Lawn maintenance, yard, trash disposal and any other utility besides the electricity and water.

Showing – Move-in Date:

- Your showing date has been fixed for the **21st of January**, Saturday (between 3- 6pm is the scheduled time -) and the official Leasing date will be on the **1st of February 2023**.
- On the viewing date, you'll be required to present a Renters Insurance or any equivalent document (maybe a signed note from a reference/guarantor assuring us of your ability to cater for any damages to our home, if they occur) that ensures that our property will be in safe hands during the cause of your stay.
- The renting duration is for 12 months, and the rent will be paid monthly.
- There will also be an Inspection Checklist document for you to sign after going through the home. Our home is in perfect condition and all furniture plus appliances pass for "brand new" any other day.

Payments and Methods:

Your move-in deposit is \$1800 for the first month and security at \$1800 which comes to a total of **\$3600**. Rental payments will be made on move-in date or prior (depending on choice) and it will be confirmed by Taia and I each month for the next 12 months.

Once payments are confirmed, receipts will be generated on every payment and sent to you for documentation. All Rental payments will be received via Cash Deposit ONLY as the standard payment method.

Post Application Fees:

Your Application Fees will be charged today and they include:

- Application fees **\$0/adult**
- Administrative cost [background checks] **\$0/adult**.
- Holding Deposit [refundable] **\$465.00**

An Invoice will be attached to this effect which contains the payment account for all future payments.

Signatures and Agreements:

Tenant is required to read through and append signature wherein specified. By signing this document, the Tenant acknowledges its contents and will comply to its requirements, Terms and Conditions as herein stated. With this document signed, the Lease will be generated for signing on the move-in date.

Please sign below if you are in agreement to this Letter:

Sign here: 

01/17/2023

tomciccotelli

Thomas E. Ciccotelli

Email: Tomciccotelli3@outlook.com

PROPERTY OWNER

State of Utah

County of Utah

This instrument was acknowledged before me on the 01/17/2023 by Mr. Thomas E Ciccotelli as the owner of the property on 880 N 1260 E, Provo, UT 84604 to wish this agreement might be established.


Kendra Allison
Notary Signing
kendra.alison46@yahoo.com



KENDRA ALLISON
Notary Public - Notary Seal
Utah County: State of Utah
My Commission Expires: April 04, 2025
Commission # expires 04/04/2025
MY COMM expires 04/04/2025