



# Keller N' Jadd

## NON-REFUNDABLE HOLDING DEPOSIT

LESSEE: \_\_\_\_\_ DATE: \_\_\_\_\_  
Email Address \_\_\_\_\_

Your deposit of \$ \_\_\_\_\_ will take the property located at \_\_\_\_\_ off the rental market until \_\_\_\_\_. However, if you decide not to rent the property any time after today's date, or **if you do not take occupancy by the date above, the property will be placed back on the rental market and you forfeit your deposit in full.** If you take occupancy by the above date, your holding deposit will be applied to the security deposit due as listed below. Rent will be charged as of \_\_\_\_\_ or the actual date of occupancy, whichever comes first. The rental rate for this property is \$ \_\_\_\_\_ per month.

Lease Term: **1 YEAR** OTHER \_\_\_\_\_  
OCCUPANCY: 1<sup>ST</sup> \_\_\_\_\_ 2<sup>ND</sup> \_\_\_\_\_ 3<sup>RD</sup> \_\_\_\_\_ 4<sup>H</sup> \_\_\_\_\_  
PETS: \_\_\_\_\_

**UTILITIES: ALL UTILITIES MUST BE TRANSFERRED INTO LESSEE'S NAME EFFECTIVE THE START DATE OF THE LEASE.** Responsibility is described as (T) for tenant, (O) for owner and (A) for Association

Water \_\_\_ Sewer \_\_\_ Power \_\_\_ Gas \_\_\_ Trash \_\_\_ HOA Dues \_\_\_ Landscaping \_\_\_ Pool/Spa \_\_\_

**NOTE: CAN TAKE 7-10 DAYS FOR GAS TURN ON Initial \_\_\_\_\_**

SECURITY DEPOSIT **R** \$ \_\_\_\_\_  
LAST MONTH'S RENT **NR** \$ \_\_\_\_\_  
PET DEPOSIT **R** \$ \_\_\_\_\_  
KEY DEPOSIT **R** \$ 100.00

RENT DUE AT LEASE SIGNING:  
\$ \_\_\_\_\_ PER DAY X \_\_\_\_\_ DAYS = \$ \_\_\_\_\_ to \_\_\_\_\_  
ADMINISTRATIVE FEE: \$ 100.00  
CLEANING FEE \$ \_\_\_\_\_

**TOTAL** \$ \_\_\_\_\_  
LESS HOLDING DEPOSIT: \$ \_\_\_\_\_  
**TOTAL DUE AT LEASE SIGNING:** \$ \_\_\_\_\_

**FUNDS DUE IN CASHIER'S CHECK OR MONEY ORDER ONLY/NO PERSONAL CHECKS Initial \_\_\_\_\_**

\_\_\_\_\_  
Lessor/Agent Date Lessee(s) Date

ALL LESSEES MUST BE PRESENT TO SIGN LEASE BEFORE KEYS CAN BE RELEASED. This will take approximately thirty (30) minutes. Please call the office to schedule an appointment.

**APPOINTMENTS MUST BE MADE 3 DAYS PRIOR TO THE LEASE SIGNING. NO APPOINTMENTS AFTER 3:30 P.M. Initial \_\_\_\_\_**