

**DEPOSIT TO RESERVE RENTAL UNIT
(NON REFUNDABLE – READ CAREFULLY!)**

Landlord / Lessor: Thunder Hill Properties, LLC

Applicant Name: _____

Rental Unit Address: _____

Applicant Phone: _____ Email: _____

The undersigned applicant has hereby given a NON-REFUNDABLE holding deposit in the amount of \$_____ (one month's rent) to reserve the rental unit listed above until _____. The Applicant understands and agrees that this non-refundable holding deposit will later be applied toward

- First month's rent of \$_____
- Security deposit of \$_____
- Other: _____ \$_____

If the Applicant fails to pay the balance of first month's rent and the security deposit in full, if any, by the date above, the Lessor will no longer be obligated to reserve this unit for the Applicant and will have no obligation to rent ANY unit to the Applicant, and the Applicant will forfeit \$_____ / all of the holding deposit. In addition, if the Applicant is approved by the landlord, but changes his/her mind about renting, the Applicant will forfeit \$_____ / all of the holding deposit.

IMPORTANT: Any false or misleading information provided by the Applicant will result in being disqualified from renting with us, and forfeiture of the ENTIRE HOLDING DEPOSIT without question or exception, EVEN if such false or misleading information is discovered AFTER the applicant has already been approved.

Applicant shall be entitled to a full refund of the holding deposit within _____ days if:

- The landlord does not approve the Applicant's rental application, or
- The unit becomes unavailable.

Applicant's Signature

Landlord's Signature

Date

Date