

Holding Deposit Agreement

(The purpose of the holding deposit agreement is to guarantee that the future tenant has a place to move into under the terms of the lease and rental application and to help ensure that the landlord has a tenant to fill the vacancy.)

The landlord agrees by signing below to receive from the future tenant who has signed below a holding deposit of \$600, divided into two installments of \$300, for a shared room at _____. The first installment is to be paid by _____ and the second installment paid by _____. The payment of such deposits shall result in the Landlord's not accepting any other tenant for the reserved spot up and until the commencement of the lease on _____. At that time it is agreed that this deposit will be credited to the tenant's security deposit (\$600).

I, the future tenant, understand and agree that if I should default, or if I change my mind and choose not to move in, the landlord can look for a replacement tenant and this holding deposit may be forfeited, and I may not receive any refund of the deposit, unless I find a qualified, approved replacement who signs a lease prior to the landlord's search for a replacement tenant.

Future tenant:

Print name	Signature	Date
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Landlord:

Print name	Signature	Date
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