

Urban Ambiance Inc.

info@uarents.com

DEPOSIT AGREEMENT

Date: _____

Building: _____

Brokerage: _____

Apartment: _____

Agent: _____

Applicant: _____

Rent Amount: \$ _____

Move in date: _____

Deposit: \$ _____

Receipt of deposit equal to one month's rent will take the unit off the market and commit the applicant to the apartment.

Applicant will forfeit their deposit if:

1. Failure to complete the application and submit required documentation within 3 business days;
2. Failure to sign the Lease Terms Sheet within 2 days after being approved;
3. Failure to sign the lease by scheduled appointment date or; failure to sign up to 5 days after lease start date tenant(s) shall forfeit the apartment along with the deposit; and
4. Tenant withdraws application after being approved for tenancy.

Should tenant present a request to alter the price or terms of the lease, apartment will remain on the market for others to rent until the terms are agreed upon by both parties. Final terms and/or decisions will be made in writing known as Lease Term Sheet and signed by all applicants. Rejection of an offer does not constitute rejection of the tenant.

TO HOLD THE APARTMENT, YOU NEED TO PROVIDE A DEPOSIT EQUAL TO ONE MONTH'S RENT IN
CASH, MONEY ORDER OR CERTIFIED CHECK MADE PAYABLE TO THE BUILDING OWNER
(ASK YOUR AGENT OR RENTALS TEAM FOR PAYEE INFO)
NO PERSONAL CHECKS WILL BE ACCEPTED TO SECURE ANY APARTMENT

BY SIGNING THIS DOCUMENT, I AGREE TO ABIDE BY THE TERMS OF THIS AGREEMENT AND I UNDERSTAND THAT THIS DEPOSIT IS **NOT REFUNDABLE** UNLESS MY APPLICATION IS REJECTED BASED ON FINANCIAL QUALIFICATIONS.

Applicant Name:

Applicant Signature:

