

HOLDING FEE AGREEMENT

Property Address: _____

I, _____, wish to have the property listed above taken off the rental market and held for me until my application is processed. I agree to pay Aaims Property Management, Inc. a \$300 Holding Fee for the purpose of holding the property stated above off the market for me until 5:00 pm of the 3rd business day after the date listed after signature below. I understand my payment must be paid by Certified Funds or Money Order and that this payment will NOT BE REFUNDED unless my application is denied or I am asked to pay more than 1 ½ months rent as security deposit not including any required pet deposit.

When my application is processed I understand an agent of Aaims Property Management, Inc. will attempt to contact me at the phone number listed at the top of my application to notify me whether my application was accepted or denied. If I have not heard from an Agent of Aaims Property Management, Inc., I understand it is my responsibility to come back to Aaims Property Management, Inc. before 5:00 pm of the 3rd business day after the date listed after signature below to find out whether my application was accepted or denied.

I understand that there are four possibilities of what could happen between now and the date stated above.

1) My application will be accepted with 1 - 1 ½ months rent as a security deposit plus any required pet deposit. If this happens, I agree to sign a lease and pay the required security deposit equal to 1 - 1 ½ months rent for said property no later than 5:00 pm of the 3rd business day after the date listed after signature below. The deposit(s) must be paid with Certified Funds or Money Order. If for ANY reason I fail to return, sign a lease and pay the deposit(s) by 5:00 pm of the 3rd business day after the date listed after signature below, I understand that I will forfeit the \$300 holding fee. I also understand that if I do not turn in all written proof as required (ie: proof of income meeting income requirement, social security card), I will forfeit the \$300 holding fee.

2) My application will be denied and I will be refunded the amount listed above. The funds will be available to be picked up within 3 business days. In the event the holding fee is refunded the check is to be made payable to:

_____.

3) My application will be approved conditionally with a required deposit equal to two month's rent plus any required pet deposit. If this happens I understand I have two options.

A) When notified that my application is conditionally approved with 2 month's rent plus any required pet deposit, I have the right to accept the terms. I understand I must accept or deny the terms when notified. If I accept the terms, I agree to verbally notify the agent at the time I am notified that my lease is conditionally accepted. I will sign a lease and pay the required deposit(s) no later than 5pm on the date stated above. The deposit(s) must be paid with Certified Funds or Money Order. I also understand that I will be required to pay a full months rent or prorated rent before I receive keys to the property. Rent may be paid by personal check, certified funds or money order. If I fail to return and pay the deposit(s) by 5 pm on the date listed above, I understand that I will forfeit the amount listed above and the property will be placed back on the market.

B) When notified my application is conditionally approved with more than one month's rent as deposit plus any required pet deposit, I have the right to not accept the terms and receive a full refund of the amount stated above. If I do not accept the terms, I agree to verbally notify the agent at the time I am notified that my lease is conditionally accepted. I understand that I can agree to the terms at a later date only if the property is still available.

4) If I change my mind after submitting my application and paying the \$300 holding fee I understand that I will not be refunded the holding fee.

If I sign the lease by said date, the \$300 Holding Fee will be applied toward my security deposit.

Please Note That Aaims Will Not Accepted Cash For Rent Or Security Deposit At Any Time.

Signature

Date

Signature

Date

I **DO NOT** wish to pay a holding fee and will not sign this agreement. I have been informed that if another application is turned in where the applicant pays the holding fee, then that person's application will have priority over mine.

Signature

Date