Holding Deposit Agreement to Rent or Lease

As of this date: _________________,20_____, the Owner/Agent and the undersigned, (referred to as "Applicant(s)"), has agreed, to rent or lease the unit located at: ________________________________, Apt #__________, City __________________________ CA _____________.

A holding deposit of $_____________________ has been received from Applicant(s) by Owner/Agent.

Monthly rent is: $___________________ Total deposits are: $_______________________

Rental/Lease Agreement shall begin on: ______________________, 20___. On or before this date, Applicant(s) will pay $ ________________, which is the balance of the first month's rent plus deposits and sign the Rental/Lease Agreement and all accompanying addendums.

As a result of this holding deposit Owner/Agent can take the unit off the market. Should the Applicant(s) default and not sign the Lease/Rental Agreement and addendums and elect not to take possession of the above unit on the agreed-upon date, a charge of $__________per day will be deducted from this holding deposit beginning on the above commencement date of the Lease/Rental Agreement for a period of 30 days or until a new Lessor's Rental /Lease Agreement for the unit begins, whichever comes first. The parties hereto shall have no further obligation to one another, it being understood and agreed that the provisions of California Civil Code Section 1671 (c) and (d) are applicable here.

If the above rental unit is not available, for any reason, on the agreed-upon commencement date, the Owner/Agent will return the full holding deposit amount to the Applicant(s) within 10 days and all obligations are terminated.

By signing below, Owner/Agent and Applicant(s) agree to the terms of this "Holding Deposit Agreement to Rent or Lease":

Owner/Agent Name: ____________________________ Signature: ______________________________

Applicant Name: _______________________________ Signature: _______________________________

Applicant Name: _______________________________ Signature: _______________________________

Applicant Name: _______________________________ Signature: _______________________________

San Fernando Valley (818) 988-9200 - Los Angeles (323) 937-8811 - Long Beach (562) 597-2422 - Garden Grove (714) 539-6000 - San Diego (619) 280-7007 - Northern California (510) 769-7521