

Pre-lease Reservation & Deposit Agreement Addendum

Date: _____ Time: _____

Prospective tenant name: _____

Roommates: _____

Desired community: _____ # of bedrooms: _____

Reservation deposit: **equal to one month's rent** Admin Fee: **\$50** *separate check/money order

Give the overwhelming response and only a limited number of units coming available, we have implemented a first-come, first-served pre-lease policy.

Pre-Lease Deposit: The pre-lease/reservation deposit secures your position on the waiting list for the above desired community with APM Clemson. The order of the list is strictly based on the order in which we receive deposits. Availability is strictly based on the number of current residents who do not renew their lease agreement by December 15, 2020; therefore, there are no guarantees. However, the earlier you register and pay your deposit, the better chance you will have of securing your desired community for the 2021/2022 lease year. If someone ahead of you drops out, you will automatically move up the list.

Choice: The selection order will be based on the order in which we receive your deposit. You will receive notification that a unit is available.

Lease Signing & Parental Guarantee: Upon notification that a unit is available, you must schedule appointment within forty-eight (48) hours to sign the lease agreement and submit a completed parental guarantee. Once we have received the signed lease and completed parental guarantee, APM Clemson will apply/convert the amount of the pre-lease deposit towards your security deposit.

Forfeiture of Pre-Lease Deposit: In the event a unit is offered, and the prospect listed above rejects the lease agreement and/or fails to provide a completed parental guarantee within the 48-hour window, the prospective tenant will forfeit the pre-lease deposit.

Return of Pre-Lease Deposit: If no unit is offered to the prospective tenant due to lack of availability, the pre-lease deposit will be returned within thirty (30) days of the day it is determined that no units will be available for prospective tenant.

Pre-Lease Deposit Agreement Addendum: This document becomes a part of the lease and is an addendum to the lease once the pre-lease deposit is converted to the security deposit.

Prospective Tenant _____ Date _____

Property Manager _____ Date _____