DEPOSIT RECEIPT AND OFFER TO RENT OR LEASE

The undersigned, herein called "Applicant", offers to rent/lease Apartment No. _____

at_____, located in the city

of _____ on the terms and conditions set forth in the attached

Rental Agreement/Lease. A deposit of $_____ is hereby received by OWNER/MANAGER.

Rent shall be $_____ per month plus a security deposit of $_____ for a total payment of

$_____. Tenancy shall begin on the _____ day of _____, 20____ subject to the current resident vacating and OWNER/MANAGER's final approval of Applicant. This offer shall be considered rejected unless OWNER/MANAGER accepts this offer within 3 business days by depositing a written notice in the mail or by giving verbal approval in person or by phone.

Upon approval, Applicant agrees to accept the subject apartment by signing the attached Rental Agreement/Lease and paying all rent and security deposits required by Cashier's Check or Money Order. Said

amount shall be paid on or before _____, 20____.

OWNER/MANAGER is hereby authorized to charge $_____ against subject deposit to pay for processing if one of the following occurs: 1) this offer is cancelled by Applicant, 2) the apartment is not accepted by Applicant, and/or 3) a negative Credit Report or past Unlawful Detainer is reported on one or more of the Applicants.

If, after notification of acceptance, Applicant fails to comply with this agreement, OWNER/MANAGER may deduct as damages $_____ per day, not to exceed 30 days for each day the subject apartment is vacant, from the date Applicant's tenancy was to begin to such time as another Renter commences renting the subject apartment. The balance due Applicant shall be refunded with a written explanation of owner's damages within 10 days after the subject apartment is rented.

The full amount of this deposit, less the above authorized charges, shall be refunded if: 1) the OWNER/MANAGER does not accept this offer within 3 business days, 2) the apartment is not available on the agreed date, and/or 3) Applicant accepts the apartment by executing and fulfilling all requirements of the Rental Agreement/Lease.

Additions and/or exceptions:_____

_____

_____

Applicant and OWNER/MANAGER acknowledge receipt of a copy and acceptance of the terms of this "Offer to Rent or Lease"

Date:_____ OWNER/MANAGER:_____

Applicant:_____

Applicant:_____