

Receipt and Holding Deposit Agreement

This will acknowledge receipt of the sum of \$ _____ by _____
("Landlord") from _____ ("Applicant") as a holding deposit to
hold vacant the rental property at _____, until
_____ at _____. The property will be
rented to Applicant on a _____ basis at a rent of \$ _____ per
month, if Applicant signs Landlord's written _____ and pays
Landlord the first month's rent and a \$ _____ security deposit on or before that
date, in which event the holding deposit will be applied to the first month's rent.

This Agreement depends upon Landlord receiving a satisfactory report of
Applicant's references and credit history. Landlord and Applicant agree that if
Applicant fails to sign the Agreement and pay the remaining rent and security
deposit, Landlord may retain of this holding deposit a sum equal to the prorated
daily rent of \$ _____ per day plus a \$ _____ charge to compensate Landlord for the
inconvenience.

Date _____
Applicant _____

Date _____
Landlord _____