



5285 S. Durango Drive, Ste #1 • Las Vegas, NV 89113 • Bus (702) 852-2852 • www.fivestarp.com

HOLDING DEPOSIT AGREEMENT

I/We _____,
hereinafter called "Applicant(s)," offers to rent from, _____,
_____, hereinafter "Owner" at the property described
as: _____, hereinafter "Premises".
Five Star Property Management ("FSPM") acts as sole agent on behalf of the Owner to manage the
Premises.

The applicant agrees to the following:

- On _____, the applicant paid \$ _____ hereinafter the "Holding Deposit".
- The applicant agrees to lease the premises starting _____ (no later than 2 weeks from date of application approval, unless approved in advance in writing by FSPM).
- Once the lease is fully executed, the holding deposit will be applied to the Move-In charges, which include any pro-rated rent, Tenant Risk Admin Fee, Pet Fees, Utility Fees, etc.
- Once FSPM has the confirmed start date of the lease, FSPM can provide the exact funds needed by applicant.
- By receiving this holding deposit, Five Star Property Management declines all other applications for these premises, and removes the premises from the rental market. Should the applicants not proceed with leasing the Premises, it is agreed that the Owner will have suffered financial hardship and will retain the Holding Deposit as liquidated damages.
- IF APPLICANT FAILS TO ENTER INTO THE RENTAL AGREEMENT, PAY ALL MOVE-IN FUNDS DUE, PROVIDE PROOF OF ACCEPTABLE TENANT LIABILITY INSURANCE, OR COMPLETE THE PROCESS OF RENTING THE PREMISES, THE HOLDING DEPOSIT WILL NOT BE REFUNDED.
- Any dispute of this Holding Deposit Agreement must be put in writing at Contact@FiveStarPM.com. No disputes will be discussed in person.

If either party brings any legal action or proceedings to enforce any part of this Holding Deposit Agreement, the prevailing party is entitled to recover, in addition to all other relief, reasonable attorney's fees, and costs.

Applicant Signature: _____	Date: _____
Applicant Signature: _____	Date: _____
Applicant Signature: _____	Date: _____
Applicant Signature: _____	Date: _____

Five Star Property Mgmts
Authorized Party Signature: _____ Date: _____