



5485 Bethelview Road, Suite 360-304, Cumming, GA 30040

RESERVATION AGREEMENT

Applicant Name(s): _____

Property Address: _____

Move-In Date: _____

Reservation Fee: _____

Monthly Rent: _____

The Reservation Fee is due within 48 hours of Application Approval and shall hold said Property off the Market until Applicant takes possession. The Reservation Fee will become the 1st Full Month's Rent.

The Reservation Fee is not the Security Deposit. The Security Deposit will be collected upon the completion of the Move-In Inspection/Lease Closing. Certified Funds are required for all funds due at the time of Move In including, but not limited to, rent, pet fee, and security deposit. All funds payable to Spalding Brokers, LLC.

Once the Applicant is approved for occupancy, the Applicant agrees to sign Spalding Broker's Lease (available at www.spaldingbrokers.com) and take possession of said Property. If the Applicant is approved for occupancy but fails to sign the Lease, take possession of said Property on or before the Move-In Date, or make payments due under the Lease on or before the Move-In Date, the Reservation Fee shall be retained by Management as liquidated damages. Applicant agrees that the amount of lost rent in holding said Property off the Market is unknown and that this provision is intended as a good faith estimate of Landlord's damages in the event of Applicant's default.

Property Manager

Applicant

Applicant