



EARNEST DEPOSIT AGREEMENT

The Grandin Agency

11 S. Jefferson St. Commercial Suite, Roanoke VA 24011

Phone/Fax: (540) 404-1184

Property Address:	Property Address, Roanoke, VA 24011		
Tenant Name:	Tenant Name		
Rent Quoted:	\$ 1000.00	Security Deposit:	\$ 1000.00
Term of Lease Quoted:	12 Months	First Month (prorated) Rent:	\$ 1000.00
Agreed Upon Move-In Date:	Sunday, January 1, 2023	Amount Due at Move In:	\$ 2000.00
Pets Approved:	None	Earnest Deposit To Hold: (Applies to Security Deposit)	\$ 500.00
Pet fee per month:	\$ 0.00		

Please read carefully and initial next to each of the statements to confirm acceptance.

- 1) All parties agree that the EARNEST DEPOSIT rendered is NON-REFUNDABLE for any reason other than owner default.

- 2) Should the prospective tenant fail to move in on the date above, the \$500 earnest deposit will be forfeited and the property will return to "active and available" status.

- 3) At the time of move-in, all monies are to be rendered in the form of a CASHIER'S CHECK, MONEY ORDER, CASH or ONLINE PAYMNET. If the online payment has been reversed, the property will return to "active and available" status.

- 4) Should any of the information provided by the prospective tenant in the application or verification process prove to be purposely falsified, the owner and management company reserve the right to return the deposit and return the property to "active and available" status.

- 5) Prospective tenants shall make arrangements to have all utility services turned on by the move-in date above. If they are not turned on, tenant will be responsible and other service establishment charges.

- 6) Renters insurance is a requirement per our lease. Please obtain coverage prior to occupancy.

- 7) A copy of our long term lease is available upon request and can also be downloaded online at <http://www.rentgrandin.com>

- 8) Client acknowledges that the home will be "AS-IS" "AS SEEN" on the date of their original inspection. If you are expecting modifications those changes need to be agreed to prior to deposit acceptance.

I hereby acknowledge by signing below that I have reviewed the general terms outlined within this document - the eight (8) conditions above.

Applicant Signature

Date

Grandin Representative

Date