



holding fees

When a Lease Application is submitted, you must provide a NON-REFUNDABLE Holding Fee of \$250.00 per home, which reserves the home on a first-come basis.

Holding Fees must be submitted, whether or not you have had an opportunity to visit the home for a walkthrough or been able to review the terms of our Lease Agreement. You are encouraged to review a Lease Agreement Example prior to paying the Holding Fee.

The Holding Fee is also non-refundable if you decide not to lease the home or fail to submit a complete application within two (2) business days of the date you submitted the application.

The Holding Fee will reserve the home for you, but does not create or guarantee any right to occupancy of the home. Please note that homes can only be held for 12 days from date the application is submitted.

By submitting the Holding Fee, you acknowledge and agree in good faith that if your Lease Application is approved, you intend to rent the home by the Proposed Lease Start Date. The Holding Fee will be applied to the first month's rent upon Move-in.

The Holding Fee will only be returned if: A: Any applicant's completed Lease Application is denied, B: The home is not ready for you to move-in by the Proposed Lease Start Date and you decide not to rent it, or C: You have been approved for a "Coming Soon" property and the Viewing Period has not expired.

Return of funds in one of these situations will occur within 30 days, depending on the method of payment and financial institution.

If your Lease Application is cancelled for any other reason, including if the Security Deposit and any other amounts due are not paid prior to the Proposed Start Lease Date, the Holding Fee will not be returned.