

### **30-Day Holding**

An Administration charge of \$300 is due prior to move-in along with any applicable rent charges, pet fees, or additional security deposits.

A preferred move-in date must be provided within 24 hours of application approval (within 24 hours of passed inspection for those with a voucher) or a move-in date will be assigned for you. For any requests to change the move-in date or have an expedited move-in within 5 days of signing this receipt, a \$100 administrative service charge will apply to help accommodate the request (no guarantee is provided that the request will be able to be met).

A non-refundable pet fee equal to \$300 plus \$150 per additional pet is due prior to move-in. Applicable pet rent charges will be added to your monthly rent.

You have submitted a holding fee equal to one month's rent. This holding fee is non-refundable after 24 hours or upon application approval, whichever is later. The property you have applied for will be taken off market once this document is signed. Until signed, it will remain active.

The holding fee will be applied towards the security deposit when you sign your lease. If you are approved with a 1.5 month security deposit, the remaining half month will be due at move-in.

As part of the lease, applicants agree to enroll and pay \$25/month for the United Resident Benefit Package. This package is a lease requirement and paid in addition to any other monthly rental obligations.

All applications including roommates and co-signers must be submitted within 24 hours. Applications must be received with all requested information and documents. If not received within 24 hours, the property will be placed back on the market and eligible for other interested parties.

A lease must be signed within 14 days of this receipt being signed (or before the move-in date if it is sooner than 14 days). Failure to sign a lease within 14 days (or before move-in date if sooner) will result in the property being re-listed and the holding fee forfeited. The move-in date must be within the listed must move-in by date mentioned at the top of this receipt. If the property is currently unavailable, the time frame to move-in by is within 14 days of the unit coming available.

If I have not viewed the unit in-person before agreeing to lease the property, I have chosen to lease the property without doing so. In doing this, I am agreeing to rent the property as-is, regardless of any characteristics of the property which may be considered unsightly, inconvenient, or cosmetically undesirable, even though these characteristics may not be visible in marketing photos.

At any point, if it is verified that you have provided false information during the background or screening process half of the holding fee will be retained by United Properties to cover the

expenses associated with the background and loss of time of the property being off the market.  
The full holding deposit will be retained if outside of the 24 hours per holding fee receipt.