



1953 Garden Avenue

Eugene, OR 97403

P: (541) 465-3825

F: (541) 485-8177

info@mallardproperties.net

www.mallardproperties.net

Any closer, you'd be in class!

AGREEMENT TO HOLD PROPERTY

Landlord: Mallard Properties

Applicants: _____

Landlord has approved Applicants to lease the Property described below. Concurrently herewith, Applicants are paying to Landlord a **Deposit To Hold** in the sum of \$_____ for the purpose of reserving that Property for lease by Applicants, subject to the terms of this agreement. Applicants agree to enter into a rental agreement ("**lease**") for the Property upon the terms below, and acknowledge that **if they fail to do so, their deposit will be kept by Landlord**, except as otherwise provided in this agreement. The lease must be signed by Applicants no later than: _____, 20____. The terms of such lease are:

Property: Click here to enter text. Eugene, OR. 97401. Lease begins: 00 /00 /00; Lease ends :00 /00 /00

Rent is due, in advance, on the **1st day** of each month. Total Unit **Monthly Rent** is \$_____ **.00**

Landlord may charge the following noncompliance fees:

- Late fee; if not received by midnight on the 4th day of the month: **\$50.00.**
- Smoke alarm and carbon monoxide alarm tampering fee: **\$250.00.**
- Early termination fee (if tenant terminates before ending date): \$_____ **.00**(1½ months' rent).
- Dishonored check fee: **\$25.00** (Tenant may be charged separate fees by their own bank)
- Late payment of utility fee: **\$50.00.**
- Violation of a written pet agreement: **\$50.00.**
- Smoking in designated nonsmoking unit or area: base fine = **\$50.00**, can be charged up to **\$250.00.**
- Keeping unauthorized pet on the premises: base fine = **\$50.00**, can be charged up to **\$250.00.**
- Failure to clean up garbage, pet waste or other waste: **\$50.00.**
- Parking violation or other improper use of vehicle fee: **\$50.00.**

Parking, Storage & Utilities:

- Parking: _____ () off-street parking space(s) for the premises are included.
- Storage space: Included Yes No ****tenants do not have access to their storage unit until their lease starting date. We cannot store personal property before or after your tenancy.**
- Utilities/Services paid by ("L" for Landlord; "T" for tenants):
 ___ electricity; ___ water; ___ sewer; ___ garbage; ___ cable; ___ gas; ___ Internet;
 ___ other: _____;
 Flat rate utilities to be paid to Landlord by tenant: _____;
 the following charges are charged to tenants or apportioned between tenants and others as follows: _____;
 these charges benefit other tenant(s) or common areas. **TENANTS SHALL PROMPTLY PLACE ALL UTILITIES AND SERVICES FOR WHICH TENANTS ARE RESPONSIBLE IN TENANTS' NAMES AND MAINTAIN THEM IN TENANTS' NAMES FOR THE ENTIRE TERM OF TENANCY.**

Upon lease ending, we expect the property to be returned in the same condition that the residents received the property. This includes, but is not limited to:

- Professionally ultrasonically cleaned blinds; tenant to provide receipt.
- Professionally cleaned carpets; tenant to provide receipt.
- Deep cleaning included in the tenant cleaning checklist.
- Windows cleaned, including the interiors, tracks, and sills.

[Applicants' initials acknowledging and agreeing to the terms on this page: _____]



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In addition to the foregoing, Applicants agree to pay the remaining balance required, as set forth below, no later than the date the lease is signed. This agreement does not reserve the Property for, and the Property may not be occupied by, anyone other than the Applicants named above. Landlord is not bound by this agreement until Applicants have paid the Deposit To Hold.

If a lease of the Property is executed by the date required above, Landlord shall apply the Deposit To Hold toward the payments required at move-in. If a lease is NOT executed due to failure of Applicants to comply with this agreement or for any reason, except as otherwise stated below, Landlord retains the Deposit To Hold. If a lease is not executed due to a failure by Landlord to comply with this agreement, Landlord shall return the Deposit to Hold to Applicants within four (4) days by making it available at Landlord's place of business or by First Class Mail to the address given below. The plural includes the singular in this agreement. Reference to Mallard Properties as "Landlord" does not mean that a tenancy has begun, if a lease has not been finalized. Landlord is not responsible for any lapse in time between Applicants' current lease ending and the start of the lease of the Property.

Payments required:

\$ Security Deposit Total: \$.00
(00 / 00 / 00- \$ Rent (prorated from beginning of lease) Paid today: \$
00 / 00 / 00) \$ Additional Security Deposit, if applicable. Total required at move-in: \$

Receipt:

Landlord has received \$ as a Deposit to Hold this property. Applicants agree to pay the balance remaining upon signing the lease, prior to receiving keys. ALL Payments to Landlord must be forwarded and payable to: Mallard Properties, c/o Mallard Properties, 1953 Garden Ave, Eugene, OR 97403. Applicants' address for mailing any refund is:

Executed as of the day of , 20, by:

Applicants:

(sign) (print name) (date)

Landlord: Mallard Properties:

(sign) (title) (date)