



Property Hold Agreement

I, _____ agree to pay a Property Hold Fee in the sum of _____ dollars (\$ _____) to have the property at _____ held until I complete the lease agreement and pay the balance of funds due on (___/___/20___) at which time this fee will apply towards my security deposit. I agree to forfeit this hold fee if I do not complete the lease agreement and pay the balance due as agreed. Advantage Property Management agrees to refund this hold fee in full if the property does not pass any inspections required by approved rental assistance program by the above stated date. Occupancy is contingent upon existing tenants vacating property as agreed.

Advantage Property Management advised me of their exclusive representation of Owner prior to execution of this Property Hold Agreement and I acknowledge them as the exclusive representation of owner prior to execution of this Rental Property and they do not, in any respect, have any fiduciary or other agency responsibilities to me.

ALL utility services will be disconnected from Advantage Property Management name by the above date and I understand that even though forms may be provided to me, it is ultimately my responsibility to arrange service with the appropriate utilities.

ONLY the animals named, _____ and described as _____ are allowed on the property provided I provide the following prior to or at lease signing:

1. \$250.00 **NON-REFUNDABLE FEE** per Animal-covers **ONLY** the approved animal and **NO OTHERS**
2. Pictures of each approved animal with me or my driver's license in the picture
3. Proof of \$300,000.00 Liability coverage on my Renter's/Tenant's Insurance for named **animal(s)**, prepaid for the term of Lease and naming the following as Additional Insured on the policy:

Advantage Property Management
945 Carson Cove Suite 105
Conway AR, 72034

Requirements waived with a Medical Professional's letter stating that this is a medically prescribed assistant/companion service animal. Lessee remains responsible for ANY damage done by ANY animal brought on the property at ANY time. **ONLY approved animals are allowed on the property- this includes those "JUST VISITING!"**

Further I agree to pay the following amounts with **certified funds**, before I receive keys to the property:

\$ _____ 1st month's rent **NOTE: 2nd month's rent will be determined at lease signing**

\$ _____ Security Deposit balance due- I am am not required to pay a double security deposit which will be paid as follows _____

\$ _____ Nonrefundable Pet Fee

If not understood, seek competent legal advice before signing this legally binding contract!

Agreed upon and signed this _____ day of _____, 20____

_____, Lessee

_____, Lessee

Advantage Property Management _____, Lessee

_____, Lessee