

GOOD-FAITH DEPOSIT AGREEMENT

with

BLUEGRASS RENTAL PROPERTIES

This Good-Faith Deposit Agreement is made and entered this ____ day of _____, 20__ by and between Bluegrass Rental Properties with an address of Bluegrass Rental Properties, P.O. Box 481, London, KY 40743-0481 and _____ (“Future Tenant”).

WITNESSETH:

WHEREAS, Bluegrass Rental Properties desires to secure tenants for the upcoming Fall semester for its apartment units at _____, but cannot specify at this time which exact apartment units will be available because it has given its current residents a deadline of 03-15-__ to either renew their lease agreements for an additional one-year period or be subject to the risk of Bluegrass Rental Properties leasing their apartment units to prospective, incoming Future Tenants

WHEREAS, Future Tenant desires secure an apartment unit at _____ for the upcoming Fall semester

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the parties do agree as follows:

1. On or before 03-25-__, Bluegrass Rental Properties agrees to enter into a lease agreement for a one-year term starting on or about 08-01-__ and ending on or about 07-31-__ with Future Tenant for a specific apartment unit at _____ contingent upon receipt of a good-faith deposit from Future Tenant of \$____.
2. Good-faith deposit shall convert into the Future Tenant’s security deposit upon move into the apartment unit and payment of the 1st month’s rent
3. Good-faith deposit shall be retained by Bluegrass Rental Properties as damages if Future Tenant fails to follow through with (a) signing a lease agreement with Bluegrass Rental Properties, (b) submitting a signed & notarized co-signer Responsibility Form, and (c) paying the 1st month’s rent upon move into the leased apartment unit..
4. On or before 03-23-__, Bluegrass Rental Properties will provide a list of available apartment units to all Future Tenants
5. Future Tenants will be allowed to select their desired apartment unit from the aforementioned list. Assignment of apartment units by Bluegrass Rental Properties will be based on a first-come / first served basis with respect to when good faith deposits are received.

For example:

- A. Bluegrass Rental Properties receives a good faith deposit from “Future Tenant X” on January 2nd and a good faith deposit from “Future Tenant Y” on January 5th
- B. Bluegrass Rental Properties distributes the list of available apartment units to all Future Tenants
- C. “Future Tenant X” and “Future Tenant Y” both inform Bluegrass Rental Properties that apartment #8 is desired.
- D. Bluegrass Rental Properties will assign apartment #8 to “Future Tenant X” based on its earlier good faith deposit

In witness where of, Future Tenant and Bluegrass Rental Properties have executed this lease on this _____ day of _____, 20__

BLUEGRASS RENTAL PROPERTIES

FUTURE TENANT

By: _____
Bluegrass Rental Properties—manager

Signature

Date: _____

(Print name)

(Date)