



DATE: \_\_\_\_\_

Dear \_\_\_\_\_ (hereafter "Tenants")

The purpose of this agreement, entered between J Keller Properties, LLC and Tenants, is to secure your reservation for the property or apartment located at \_\_\_\_\_, **Ann Arbor MI**. By signing this document, you declare your serious intent to lease the aforementioned property for the 2021-22 lease year- specifically, \_\_\_\_\_. The rental rate for this property will be \$ \_\_\_\_\_ per month for **12** months. In addition, a security deposit of \$ \_\_\_\_\_ (1.5 month's rent) and a preparation fee of \$ \_\_\_\_\_ (\$100 per bedroom) will be due upon lease signing and no later than 15 days prior to the start of the lease.

To reserve this home, we require **\$500** from each applicant, of which **\$425** will be applied to the security deposit and **\$75** will be applied to the application fee upon lease execution. An aggregate payment in the amount of \$ \_\_\_\_\_ is therefore due upon signing this agreement. Please note that if your group decides not to sign a lease with the terms outlined above, or if your group is unresponsive on a reasonable timeline, you will forfeit the entire deposit prepayment and all application fees.

In the event that the current tenants choose to renew their lease and the above property becomes unavailable to your group, you will be refunded the entire rent prepayment (application fees are non-refundable). This contract is valid through **November 15th, 2020**.

Thank you for your interest in J Keller Properties! We look forward to working with you.

Tenant signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant signature: \_\_\_\_\_ Date: \_\_\_\_\_