



DATE: _____

Dear _____ (hereafter "Tenants")

The purpose of this agreement, entered between J Keller Properties, LLC and Tenants, is to secure your reservation for the house or apartment located at _____, **Ann Arbor MI**. By signing this document, you declare your serious intent to lease the aforementioned property for the 2019-2020 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.

In order to complete your reservation, you must prepay the security deposit (equal to 1.5 month's rent) in full. Additionally, there is an application fee of \$50 per tenant. 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, 2018**.

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

Tenant signature: _____ Date: _____

Tenant signature: _____ Date: _____

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Tenant signature: _____ Date: _____

Tenant signature: _____ Date: _____

Tenant signature: _____ Date: _____