

OFFER TO RENT

On the date below, Landlord received \$ _____ from the undersigned, hereinafter called "Applicant," who offers to rent from Landlord the premises described as Apartment # _____, located at _____ on the terms and conditions set forth in the Rental Agreement as follows:

Rent in advance of \$ _____ per month, payable on the _____ day of each month, tenancy to begin on the _____ day of _____, 20____, but subject to any present resident vacating or the availability of the premises.

Above payment received with this offer to be used as follows:

1. Reimburse Landlord for cost of credit checking (not to exceed \$53.25 per applicant) \$ _____
2. Balance, if any, to be applied to a Security Deposit of \$ _____
3. Balance, if any, to be applied to first month's rent in advance in the amount of \$ _____

If Applicant's offer to rent is not accepted upon receipt of the above-described funds, Landlord will notify Applicant either in writing or verbally that the offer to rent is not accepted and shall refund the funds, as specified above.

If Applicant's offer to rent is accepted, but the premises do not become available on the agreed date, then Landlord will refund the entire amount paid by Applicant.

If, after acceptance, Applicant fails to enter into the agreed Rental Agreement and pay the balance of either the first month's rent or security deposit, the Landlord may deduct from the amount received an amount equal to 1/30th of the above monthly rent for each day the premises are vacant from the date Applicant's tenancy was to begin, to date tenancy commences upon re-letting, not to exceed 30 days.

Landlord, within twenty-one (21) days after the premises are re-let, shall return to Applicant, to the Applicant's address shown below, any balance remaining, with an itemization of Landlord's damages.

If any legal action or proceeding is brought by either party to enforce any part of this Agreement, the prevailing party shall recover, in addition to all other relief, reasonable attorney's fees and costs.

By signing in the space provided below, Landlord acknowledges receipt of this offer.

Applicant

Applicant

Applicant's Address

Applicant's Address

(____) _____ (____) _____
Home Phone Work Phone

(____) _____ (____) _____
Home Phone Work Phone

Date

Landlord

UNAUTHORIZED USE PROHIBITED
For Members Only
Apartment Association,
California Southern Cities Approved
Form #F05 – 2/21

