



Pre-Lease Security Deposit Agreement

Professional Property Management
100 W Franklin
Minneapolis, MN 55404

The undersigned Applicant(s) _____ and
Space Unlimited ("Landlord") agrees as follows:

1. Applicant(s) shall pay to Landlord \$ _____ as a pre-lease deposit for the property located at:

Building or Address _____ Unit _____,

2. If the application for occupancy submitted by Applicant(s) is approved by Landlord, then Applicant(s) must enter into a written lease agreement with Landlord for the Premises within seven (7) days. Approval by Landlord depends on applicants' credit and criminal background check. Applicants must have a credit score of 700 or higher. If Applicant(s) refuses or fails for any reason to enter into a written lease agreement with Landlord for the Premises, then Landlord may retain all of the pre-lease deposit. If Applicant does enter into a Lease agreement with Landlord, then the pre-lease deposit shall, at the option of Landlord, be applied either to Applicant's security deposit or rent.
3. If the application for occupancy submitted by Applicant is rejected by Landlord, then the pre-lease deposit will be returned to Applicant within seven (7) days. This means that the pre-Lease deposit will be returned by mail postmarked within seven (7) days of Landlord's denial of Applicant's application for occupancy.
4. Applicant agrees that first month's rent is due at the time of Lease signing.

Applicant Name: _____

Applicant Signature: _____

Applicant Name: _____

Applicant Signature: _____

Date: _____

Landlord Signature: _____