Holding Deposit Agreement/Receipt

Applicant Name: _____

Applicant Name: _____

Amount Paid: $_____

Address of Property: _____

Lease Commencement Date to be no later than: _____

By signing below, the above named applicant(s) confirm they have paid the required holding deposit to hold the above identified property until the application(s) has been processed. Tenant has read the screening criteria provided by T-Square Properties and believe they have a reasonable chance of being approved.

If the applicant(s) is not approved, the holding deposit will be refunded in full within 14 days of notice.

If the applicant is approved and fails to occupy the property the Landlord reserves the right to keep the entire holding deposit.

If the applicant is approved & the applicant(s) accepts the property, the holding deposit will be credited to the tenant's move in funds.

Failure to commence the Lease by the stated date above may result in forfeiture of the deposit.

RCW 59.18.253 Deposit to secure occupancy by tenant

(1) It shall be unlawful for a landlord to require a fee from a prospective tenant for the privilege of being placed on a waiting list to be considered as a tenant for a dwelling unit.

(2) A landlord who charges a prospective tenant a fee or deposit to secure that the prospective tenant will move into a dwelling unit, after the dwelling unit has been offered to the prospective tenant, must provide the prospective tenant with a receipt for the fee or deposit, together with a written statement of the conditions, if any, under which the fee or deposit is refundable. If the prospective tenant does occupy the dwelling unit, then the landlord must credit the amount of the fee or deposit to the tenant's first month's rent or to the tenant's security deposit. If the prospective tenant does not occupy the dwelling unit, then the landlord may keep up to the full amount of any fee or deposit that was paid by the prospective tenant to secure the tenancy, so long as it is in accordance with the written statement of conditions furnished to the prospective tenant at the time the fee or deposit was charged. A fee charged to secure a tenancy under this subsection does not include any cost charged by a landlord to use a tenant screening service or obtain background information on a prospective tenant.

_____Date:_____
Applicant Signature

_____Date:_____
Applicant Signature

_____Date:_____
Agent for the Landlord

Revised 06/12