

Realty Pros of Austin

Lease Concession Form

Applicant(s): _____

Property Address: _____ Unit _____

RE: Guaranty of Lease and Application for above referenced unit.

ALL APPLICATIONS BEING SUBMITTED WITH GUARANTORS ARE CONSIDERED APPROVED AT THE TIME OF APPLICATION. **Lease guaranties** and **First Full month's rent** are due within 2 weeks of applicant(s) submitted lease application and/or signing of the lease agreement. In the event the **guaranties** and/or **First Month Rent** are not provided in a timely manner (14 days) the application will be considered cancelled. If either criteria have not been met within the above time frame "Realty Pros of Austin" (agent) and or the owner maintains the right to retain all monies given by applicant as liquidated damages and the applicant shall have no further recourse against the owner or the owners agent.

Application and Deposit Requirements: **Application Fees** are **\$70.00** per applicant and **Deposits** are equivalent to **one full month's rent** unless specified in writing. Any **Changes** in the Lease/occupant status **prior** to move-in will result in a **\$150.00** administration fee. Any **after Move-in changes** will require a new lease to be drawn up and will result in a **\$200.00** administration fee. In the case of any change in tenancy status the Agent/Owner must be notified and changes to the lease must be signed within 5 days.

If you withdraw: We have agreed to take the above referenced property off the market while we consider your application. Neither the application nor the application deposit may be withdrawn by you or any other co-applicant wit out liquidated damages. Once the lease has been signed all applicants are fully responsible for the lease in its entirety regardless of commencement. You will be financially liable for the entire term of the withdrawn lease for any and all losses suffered by the agent/owner.

All application deposits will be credited to the security deposit at the commencement date of the lease agreement.

A lease guarantee will not be necessary if any applicant can qualify on their own, based on verifiable income 3 times the amount of his/her rent portion plus qualifying credit and rental histories.

Acknowledged and agreed upon by applicants on ____ day of _____, _____

Applicant _____

Applicant _____

Applicant _____

Applicant _____

Applicant _____

Applicant _____