

Hinez Property Management, LLC.

Deposit to Hold Agreement

Date: 11/18/2021

Property Address: 1921 E. SAUK TRAIL, SAUK VILLAGE, ILLINOIS 60411

This agreement is between **REV. JONATHAN J. HALL, SR., REV. DONNA HALL, MR. JONATHAN HALL, JR., MRS. CANDACE HALL**, hereafter referred to as "Prospective Tenant(s)," and **HINEZ PROPERTY MANAGEMENT, LLC.**, hereafter referred to as "Landlord."

Prospective Tenant(s) are being considered for tenancy at the above listed address.

Landlord acknowledges receipt of Deposit to Hold in the amount of **\$1000** from **REV. DONNA HALL** (Prospective Tenant(s) as a **non-refundable** holding fee (If accepted for tenancy, but tenants decline the tenancy acceptance offer) or **refundable** holding fee (If tenancy is denied during the application process.) for the property listed above.

The Deposit to Hold was received via Zelle through Chase Bank. Prospective Tenant(s) understands the holding fee reserves the property for the Prospective Tenant(s) until the application process has been completed, a lease and all move-in requirements have been properly completed. The lease and all move-in requirements must be completed before 12/1/2021 by 5:00pm. Tenants have expressed a Move-In Date prior to December 1, 2021.

Move-in Requirements (UPON ACCEPTANCE OF TENANCY):

Prorated Rent must be paid in full in the amount of:	\$0.00
1 st Months Rent must be paid in full in the amount of:	\$2000.00
Monthly Tenant Administration Fee must be paid in full in the amount of:	\$20.00
Security Deposit of 1.5 of monthly rent must be paid in full in the amount of:	\$3000.00
\$50 Refundable Garage Door Opener must be paid in full in the amount of:	\$100
\$50 Refundable (2) House Key Sets must be paid in full in the amount of:	\$100
Other Move-in Funds must be paid in full in the amount of: N/A	\$0.00
Other: Remaining Application – Screening Fee (\$25.00x4)	\$100.00
	+ \$5320.00
Deposit to Hold Amount Paid:	- \$1000.00
Total Move-in Amount must be paid in full in the amount of	\$4320.00

Hinez Property Management, LLC.

Move-in Funds Payment Options

Tenants can make payment via Zelle, cashier's check or money order made payable to: **Hinez Property Management, LLC.**

When all move-in requirements have been met and Prospective Tenant(s) given possession of the property, the Deposit to Hold will be transferred to the Security Deposit to be held through the entire tenancy. Prospective Tenant understands and agrees that no possession of the property will be granted until all move-in requirements have been completed.

Deposit to Hold will be held in a bank account by the landlord. If for any reason, the Prospective Tenant(s) fail to complete all move-in requirements by the above listed date and time, the landlord will return the property to public offering and the entire Deposit to Hold will be forfeited to the Landlord for expenses including, but not limited to, lost rent, holding costs, advertising costs, and marketing costs.

Landlord/Manager Signature Date
Hinez Property Management, LLC.

Tenant/Lessee Signature Date

Tenant Print Name

Tenant Signature Date

Tenant/Lessee Signature Date

Tenant Print Name

Tenant Print Name

Tenant Signature Date

Tenant/Lessee Signature Date

Tenant Print Name

Tenant Print Name