

NON-REFUNDABLE HOLDING DEPOSIT

I, Song Cen, will collect the non-refundable Holding Deposit as listed in the section below for:

_____, San Diego, CA, 92115

This holding deposit shall be credited to tenants' security deposit upon move-in. However, if tenants do not move in for any reason, other than the Landlord's decision not to rent the property, this holding deposit shall be forfeited and shall not be refunded. Lastly, I retain the right to not rent this property for any reason and in my sole discretion. However, if I exercise my discretion not to rent this house I will return the holding deposit in full.

Landlord Signature

Date

By our signatures below, we request that the landlord accept the Holding Deposit for the above property. We understand that this deposit will be credited to our security deposit when we move in.

We further understand and agree that if we should change our mind or become unable to move in for any reason, other than the Landlord exercising discretion not to rent the property, this holding deposit will be forfeited by us, and we will receive no refund of the deposit.

Monthly rent per lease is \$ _____. Lease start date is _____.

We acknowledge and agree that the additional security deposit is calculated as follows:

Total Security Deposit of \$ _____

Less Holding Deposit of \$ _____

Equals \$ _____, which is the amount of security deposit due upon move in.

Lastly, we agree and acknowledge that the Landlord may choose not to rent to us for any reason. However, upon the Landlord electing not to rent to us, we will be entitled to a full refund of the holding deposit.

Tenant 1 Signature Date

Tenant 2 Signature Date

Tenant 3 Signature Date

Tenant 4 Signature Date

Tenant 5 Signature Date

Tenant 6 Signature Date

Tenant 7 Signature Date

Tenant 8 Signature Date

Tenant 9 Signature Date

Tenant 10 Signature Date