

Mallard Properties

Any closer, you'd be in class!

1953 Garden Avenue

Eugene, OR 97403

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AGREEMENT TO HOLD PROPERTY

Landlord: Mallard Properties

Applicants: _____

Landlord has approved Applicants to lease the Property described below. Concurrently herewith and with the Applicants approval of application, Applicants are paying to Landlord a **Deposit-To-Hold** in the sum of \$_____ (*For Properties within the City of Eugene, the maximum-Security Deposit or Deposit-To-Hold can be no more than two months' rent for the Property unless an exception applies under Eugene Rental Housing Code Section 8.425) for the purpose of reserving that Property for lease by Applicants, subject to the terms of this agreement. Applicants agree to enter into a rental agreement ("lease") for the Property upon the terms below, and acknowledge that **if they fail to enter into a rental agreement and occupy the Premises, their entire Deposit to Hold will be kept by Landlord**, except as otherwise provided in this agreement. The lease must be signed by Applicants no later than: _____, 20_____. The terms of such lease are:

Property: _____ Eugene, OR 974_____.

Lease begins: ____ / ____ / ____; Lease ends: ____ / ____ / ____

Rent is due, in advance, on the **1st day** of each month. Total Unit **Monthly Rent** is: \$_____ .00

Landlord may charge the following noncompliance fees:

- Late fee; if not received by midnight on the 4th day of the month: **\$75.00**.
- Smoke alarm and carbon monoxide alarm tampering fee: **\$250.00**.
- Dishonored check fee: **\$35.00** (Tenant may be charged separate fees by their own bank)
- Late payment of utility fee: **\$50.00**.
- Failure to clean up garbage, pet waste or other waste: **\$50.00**.
- Parking violation or other improper use of vehicle fee: **\$50.00**.
- Smoking in designated nonsmoking unit or area: **\$250.00**.
- Violation of a written pet agreement: **\$50.00**.
- Keeping unauthorized pet on the premises capable of damage: **\$250.00**.

Parking, Storage & Utilities:

- Parking: _____ off-street **compact** parking space(s) for the premises are included.
- Storage space: Included Yes No **tenants do not have access to their storage unit until their lease starting date. We cannot store personal property before or after your tenancy.
- Utilities/Services paid by ("L" for Landlord; "T" for tenants):

_____ electricity; _____ water; _____ sewer; _____ garbage; _____ cable; _____ gas; _____ Internet;
_____ other: _____;

Flat rate utilities to be paid to Landlord by tenant: _____;

the following charges are charged to tenants or apportioned between tenants and others as follows:

_____;
these charges benefit other tenant(s) or common areas. TENANTS SHALL PROMPTLY PLACE
ALL UTILITIES AND SERVICES FOR WHICH TENANTS ARE RESPONSIBLE IN TENANTS'
NAMES AND MAINTAIN THEM IN TENANTS' NAMES FOR THE ENTIRE TERM OF TENANCY.

Upon lease ending, we expect the property to be returned in the same condition that the residents received the property.

This includes, but is not limited to:

- Professionally cleaned carpets.
- Deep cleaning and Sanitizing.
- Windows cleaned, including the interiors, tracks, and sills.

[**Applicants' initials acknowledging and agreeing to the terms on this page:** _____]

