

The Bouchea Luxury Apartments

Lease Reservation Agreement

In consideration of _____ (“Applicant”) agreeing to complete the rental application and to acknowledge that a background and credit check will be conducted prior to Applicant signing a lease, Mayer Road Ventures, LLC (“Landlord”) hereby agrees to reserve the unit listed below at the property known as The Bouchea Luxury Apartments (“Premises”), under construction at 600 Old State Highway35, Hudson, WI 54016 for the purpose of Applicant’s occupancy as a Tenant under the terms set forth below

Applicant agrees to complete and give Landlord within ten (10) days from the date of this Lease Reservation Agreement (“Agreement”) a signed copy of this Agreement and the attached and completed Rental Application.

Applicant agrees that within ten (10) days of Landlord’s receipt of the background and credit check, and approval of Applicants application (“Reservation Period”), the parties shall execute Landlord’s standard Wisconsin Residential Lease Agreement (“Lease”). Tenant and Landlord acknowledge that the Lease will include the following key terms.

Estimated Commencement Date of the Lease: July 1, 2023

Preferred Floor: _____

Unit type or number of bedrooms: _____

Monthly rent of: _____

A security deposit of 75% of the monthly rent, not to exceed one thousand and no/100 dollars (\$1,000)

A lease term of _____ months beginning with the Commencement Date of the Lease.

Garage rent of \$60 per month.

Non-refundable Pet Deposit of \$250, a Pet Security Deposit of \$250, and monthly pet rent of \$50, if applicable.

Tenant payment of electricity, cable, and internet

Applicant agrees that if they fail to sign the lease by the end of the Reservation Period, the reservation will be null and void, and the unit may be rented to other Tenants acceptable to the landlord.

The Applicant presently resides at:

Telephone: _____

Email: _____

Agreed to this ____ Day of _____, 202_

This Reservation agreement has been drafted by:

Morris Law Group, P.A.

7380 France Avenue South, Suite 250

Edina, Minnesota 55435