

The Flats on 14th Little Falls, MN

Lease Reservation Agreement

In consideration of _____ (“Applicant”) agreeing to complete the rental application; to acknowledge that a background and credit check will be conducted prior to Applicant signing a lease; and to pay a \$50 dog DNA charge (if applicable). Foxtail LLC (“Landlord”) hereby agrees to reserve the unit listed below at the property known as The Flats on 14th in Little Falls, MN (“Premises”), for the purpose of Applicant’s occupancy as a Tenant under the terms and conditions set forth below.

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

Applicant agrees that within ten (10) days of Landlord’s receipt of the background and credit check, and approval of Applicants application by Landlord (“Reservation Period”), the parties shall execute Landlord’s Apartment Lease Contract (“Lease”). Applicant and Landlord acknowledge that the Lease will include the following key terms and conditions:

1. Estimated Commencement Date of the Lease: _____, 202_
2. Preferred Floor: _____
3. Unit type or number of bedrooms: _____
4. Applicant shall pay monthly rent of _____ beginning on the Commencement date.
5. Upon signing the lease, Applicant shall deposit a security deposit in the amount of one month’s rent and the \$250 non-refundable pet deposit (if applicable) with Landlord.
6. The lease term shall be for _____ months beginning with the Commencement Date of the Lease.
7. Applicant shall pay garage rent of \$60 per month.
8. If Applicant has a pet, the Applicant shall pay a non-refundable Pet Deposit of \$250, and monthly pet rent of \$50 upon signing the Lease. Occupancy of all pets are subject to Landlord’s approval, and Applicant must abide by The Flats on 14th’s Pet Policies and Rules and Regulations manual.

9. Applicant shall be responsible for, arrange for, and pay the Unit's monthly electric, and internet billings.

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:

Avidity Real Estate Services, LLC

4570 W. 77th St., Suite 155

Edina, MN 55435