

As a part of the application and review process for becoming a tenant at _____, I/We hereby authorize the landlord or its agent, assign, employee to conduct a background search, including a criminal background and credit background check to verify the validity of the information that I/we further authorized the landlord or its agenda, assign employee to periodically inquire with my/our employers, financial institutions and credit reporting bureaus and authorize those agencies/entities to provide truthful responses.

I/we agree to supply any additional information needed by the landlord or its agent, assign or employee to process the application. I/we fully understand that the security deposit is a deposit for consideration of holding and renting the unit to me/us and protection the landlord against damage to the unit/premises. The security deposit will be applied and use at the end of the lease for reimbursement for damage repair and shall not be used as the last month's rent. ***The security deposit of \$ _____ is a non-refundable deposit and will be forfeited if the tenant(s) fail to comply with the lawful requests under this document or fail to move in or sign the lease for the agreed upon terms.*** In the event the tenant brings an action to attempt to obtain the return of the security deposit after failing to comply with the lawful requests under this document or failing to move in or failing to sign the lease for the agreed upon terms, the tenant shall pay to the landlord or its agent or assign all court costs and reasonable attorney's fees of the landlord, regardless of the outcome of the case.

Having read this prior to signing and being in full agreement with its terms, the tenant(s) hereby agree to the above.

Signature of Tenant

Dated