**Holding Deposit Agreement Form California**

**This Holding Deposit Agreement ("Agreement") is made on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, between:**

* **Landlord/Owner Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
* **Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
* **Phone Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**AND**

* **Tenant/Applicant Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
* **Current Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
* **Phone Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

## **1. Property Details**

* **Rental Property Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
* **Unit/Apt No.: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
* **City: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
* **State: California**
* **ZIP Code: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

## **2. Deposit Details**

* **Holding Deposit Amount: $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
* **Payment Method: ☐ Cash ☐ Check ☐ Bank Transfer ☐ Other: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
* **Date of Payment: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**
* **Purpose: To reserve the rental property for the Applicant while the lease agreement is being finalized.**

## **3. Terms and Conditions**

**☐ The holding deposit is not a security deposit and will be applied toward the first month’s rent if the lease is signed.  
 ☐ If the Applicant decides not to proceed, the deposit may be forfeited unless otherwise required by law.  
 ☐ If the Landlord does not approve the application, the full deposit will be refunded within \_\_ days.  
 ☐ The Applicant agrees to sign the lease agreement by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ or the deposit may be retained.**

## **4. Acknowledgment**

**Both parties acknowledge they have read and understand this Agreement.**

**Landlord Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
 Tenant Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**