

# 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: \_\_\_\_\_**