

**HERITAGE HILL APARTMENTS
301 NORTH FM 1417
SHERMAN, TEXAS 75092
TELEPHONE (903) 893-9467
TELEFAX (903) 893-6359**

LEASE RESERVATION AGREEMENT

The parties to this Lease Reservation Agreement are HERITAGE HILL APARTMENTS (“Landlord”) and _____ (“Potential Resident”). **The terms of this document will control over any other documents signed by the parties, including but not limited to any lease agreement which regardless of its title or terms shall be deemed to only be a tentative lease agreement until the expiration date of this agreement.**

This agreement becomes effective immediately on the date signed by Potential Tenant, below. It expires at 5:00pm on the third business day after the date this agreement is signed.

Potential Tenant has filled out and signed an application for a lease to reside at Heritage Hill Apartments (“the property”), has paid such application or other advance fees as required by Landlord, and is aware that Landlord will now process the application and conduct background checks of Potential Tenant according to Landlord’s usual procedures. Potential Tenant desires, subject to the provisions below, to reserve Apartment Number _____ of the property (“the apartment”) during the term of this agreement.

During the period of this agreement, Landlord agrees not to rent the apartment to any other person. During the period of this agreement, Potential Tenant agrees not to enter into a lease or other rental agreement, written or oral, with any other person or entity unless during the period of this agreement Potential Tenant has first triggered the cancellation provisions set forth below.

At any time up to the expiration date and time of this agreement, above, Potential Tenant may for any reason or no reason cancel the reservation and any lease to the indicated property by ensuring written and signed notice of Potential Tenant’s intention to do so is in the hands of the property manager not later than the expiration date and time of this agreement. The burden of proof of timely delivery is on Potential Tenant.

In such event, Landlord shall be entitled to retain any application or other advance fees paid by Potential Landlord as liquidated damages and no further accounting to Potential Tenant will be required. Potential Tenant’s rights as set forth herein expire promptly at the expiration date and time of this agreement and are of no further force and effect.

At any time up to the expiration date and time of this agreement, above, if Landlord for any reason disapproves Potential Tenant’s application or for other reasons and in Landlord’s sole discretion determines that Potential Tenant is not qualified to reside on the property, Landlord may cancel the reservation and any lease to the indicated property by

giving notice of same to Potential Tenant. Landlord's notice may be in writing, by telephone, by telefax or by e-mail or other electronic means and is effective upon being given by Landlord provided it is given before the expiration date and time of this agreement.

In such event, Landlord shall be required to refund to Potential Tenant any advance fees except an application fee, which latter fee Landlord shall be entitled to retain as the cost of processing the application, and no further accounting to Potential Tenant will be required. **In this event Potential Tenant shall have no further rights or recourse against Landlord, and in consideration of the mutual promises of this agreement Potential Tenant releases Landlord from any and all liability hereunder.**

Nothing herein shall affect the responsibility of Potential Tenant to pay such security deposits, advance rents or others fees as required by Landlord, to sign such leases, lease related or other documents as required by Landlord, or to comply with such other advance conditions as required by Landlord prior to Potential Tenant taking possession of the apartment.

Signed the _____ day of _____, 20 _____.

Heritage Hill Apartments

By: _____
Manager/Assistant Manager

Signature of Potential Tenant

Printed Name of Potential Tenant

Mailing Address

City, State, ZIP Code

Home Phone Number Including A/C

Work Phone Number Including A/C

Cell Phone Number Including A/C

E-Mail Address