



## Pre-Lease / Hold Application

Connex Office Park @ 1201 Evans Ave, Fort Worth, TX 76104

Applicant: \_\_\_\_\_

Applicant will pay Connex Management a pre-lease deposit of \$100.00 once the Agreement is signed and dated.

Applicant is to pre-lease one office unit approx. 160 sqf. located at Connex Office Park.

Applicant and Connex Management agree to the following terms once the deposit is made:-

1. If the information provided by the Applicant is verified to Management's satisfaction and Applicant has an acceptable rental and credit history, Management agrees to rent the unit applied for to the Applicant. Management will notify Applicant within 3 working days whether or not the Applicant has been accepted.
2. If applicant and Management enter in to a rental agreement, the pre-lease/hold deposit will be applied to the first month's rent. Applicant understands that by paying the pre-lease/hold deposit they are accepting tenancy for the unit applied for even if the approval is conditional.
3. If Applicant, after being accepted, including conditional approvals (i.e. additional deposits, co-signer) fails to enter into a rental agreement as provided in paragraph 2 (above), management has the right to retain all of the pre-lease/hold deposit as reimbursement for any rent lost, administrative and advertising costs, and for removing the unit from the market.
4. If Applicant's pre-lease/hold deposit bounces, management reserves the right to rent the unit and recoup costs from applicant for the unpaid fees. This is not limited to bounced check fees, administrative fees, loss of rents, or costs to re-advertise the unit.
5. If applicant fails to occupy the unit, management reserves the right to retain any funds paid towards the unit and has the option to re-rent the unit unless otherwise agreed upon by applicant and management. Applicant also understands that once the lease is signed, the applicant is responsible for the rent of the unit whether they occupy the unit or not.
6. If the Certificate of Occupancy for the building is delayed and unit is unavailable, applicant has option to extend time of possession or terminate Pre-Lease Agreement for a full refund.

Applicant \_\_\_\_\_

Date \_\_\_\_\_