Pre-Lease Reservation Agreement

Congratulations on selecting One Dutchess as your next apartment home. We're glad you decided to act early and secure your spot on the waiting list for this beautiful luxury waterfront rental community. By signing below you understand that you are applying for an apartment at One Dutchess Luxury Waterfront Rental Community, with a tentative availability date of **May 1, 2019**. I understand that this date is subject to change pending City of Poughkeepsie Building Department issuing Certificate of Occupancy.

Step 1: Submit Application/Rental Hold Deposit – An application and application fee, in the amount of **$60.00** is required for each occupant over the age of 18. A **$250.00** rental hold deposit[1] secures your position on the waiting list for One Dutchess located at 1 Dutchess Avenue, Poughkeepsie, NY 12601 – the order of the waiting list is strictly based on the order in which we receive your hold deposit along with this signed Pre-Lease Reservation Agreement.

If you're one of the first 84 people to place a rental hold deposit you are guaranteed an apartment when construction is complete (expected early spring 2019). You must meet the rental criteria, outlined in the *Rental Application and Lease Terms* in order to gain placement on this waitlist. If someone ahead of you drops out you will automatically move up on the waiting list. We anticipate the first two (2) buildings (B & C) to be finished first. Prospective tenants will be invited to tour the building, check out the views and select both the floor and floor-plan of their new apartment home.

By signing below you understand that your $60.00 application fee is non-refundable and your $250.00 rental hold deposit is refundable ONLY in the event that you do not meet One Dutchess's rental criteria or the agreed upon unit is not available within 45 days of its promised date as set forth in the lease.

Step 2: Lease Signing – Upon official availability of your desired unit, you will be notified and required to commit to an official move in date and sign a lease within 1 week of notification. We will need you to sign a Lease Agreement and at that point your **$250.00** rental hold deposit will be applied toward your refundable security deposit[2].

If you have any questions, please contact our office: (845) 769-4663.

Prospective Tenant Name	*Property Manager – One Dutchess* *Date*
Prospective Tenant Signature *Date*	
Prospective Tenant Name	
Prospective Tenant Signature *Date*	

[1] *All rental hold deposits are to be held in a non-interest bearing account.*
[2] *Security deposits will still qualify to be refundable under the terms of your lease agreement at the end of your tenancy.*