

The Pinnacle Group LLC
APPLICATION RECEIPT AGREEMENT

RECEIVED the total sum of \$ _____, consisting of a \$ _____ non-refundable application fee and a reservation/earnest money fee of \$ _____ to reserve the property known as _____.

The undersigned expressly agree that if application is approved they herewith agree to accept the property under the terms stated below and all funds will be applied toward the move-in costs or Down Payment (in the case of a purchase agreement). Management will process application as timely as possible and Applicant may be notified of the results by telephone, fax, or mail. If the applicant(s) change their mind about occupying or buying the above named property OR do not provide the required information immediately upon request to process the application, OR if they do not pay the required move-in amount and occupy the property by the date as shown below, the applicant(s) will forfeit the entire deposit as liquidated damages since other prospective purchasers/tenants may have been turned away and it will be necessary for Management to re-advertise the property and evaluate other Applicants. The applicant(s) are accepting the property in an "AS IS" condition except for the following: _____.

If the application is denied, or Applicant is unable to secure financing, we will refund the reservation/deposit fee less any out-of-pocket expenses such as fees for appraisals, surveys, inspections, credit reports, or any other fee applicable due to processing the application. Management shall not be responsible for any additional repairs and/or improvements to the property. However, Management may take care of non-operable items as long as it is reported to Management in writing within seven (7) days from the date of occupancy unless this property is part of our Work For Equity Program, whereby Applicant(s) will be responsible for all repairs.

I (we) declare that the Application is complete, true and correct and I (we) herewith give my (our) permission for anyone contacted to release the credit or personal information of any of the undersigned Applicant(s) to Management and their Authorized Agents, at any time, for the purposes of entering into and continuing to offer or collect on any agreement and/or credit extended. I (we) further authorize Management or their Authorized Agents to verify all application information including but not limited to contacting creditors, present or former landlords, employers and personal references, whether listed or not, at the time of the Application and at any time in the future, with regard to any agreement entered into with Management. Any false information will constitute grounds for rejection of the Application, or Management may at any time immediately terminate any Agreement entered into in reliance upon misinformation given on the Application.

TERMS: Sales Price \$ _____ Scheduled Closing or Move-In Date: _____

Owner Finance at _____ % Interest, Amortized for _____ years, with a _____ year balloon
Down Payment \$ _____ Approx. Prepaid Expenses \$ _____ (1 yr. Hazard Insurance and HOA, 1 mo. escrows)

Approx. Cash Required to Close \$ _____ Approximate Monthly Payment: \$ _____ (Includes Escrows)

Lease with Option To Buy Total Move-in \$ _____ Monthly Rent \$ _____ Monthly Option \$ _____

Rent Only Monthly Rent \$ _____ Security Deposit \$ _____ Pet Deposit \$ _____

Other _____ Terms: _____

First Payment Due: _____

Applicant	Date	Social Security No.	Driver's License Number/State
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Management's Representative	Date
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