

DECLARATION OF ESCROW

Whereas I desire to make my rental application most favorable;

Whereas I desire to prove my ability to pay my rent;

Whereas I seek to make the tenant screening process as least onerous as possible;

I agree to escrow the Term Rent Balance with RentCertain.com.

The Term Rent Balance is Term Rent minus rent paid upon lease execution

The Escrow Agreement will call for periodic payments to be made to Landlord as per the Lease Agreement

I agree to fund the escrow account no later than 45 days before the lease start date or upon acceptance of my application if within 45 days of the lease start date.

Signature: _____

Full Name: _____

Email: _____

Phone: _____

FOR OFFICE USE ONLY

Complete Form at RentCertain.com or fax to 866-309-1812

LESSOR/PAYEE NAME: _____

ADDRESS: _____

LEASE START: _____ LEASE END: _____

TERM RENT: _____ TERM RENT BALANCE: _____

DISBURSE: \$ _____ MONTHLY ON THE _____ OTHER _____

AGENT /COORDINATOR NAME: _____

RENTCERTAIN

rentcertain.com

If you are a prospective tenant who possesses your full term rent, RentCertain is for you.

- Demonstrate your financial strength to enhance your rental application.
- Minimize intrusive screening process.
- Eliminate the need for a Guarantor.
- Overcome lack of established credit.

How It Works

1) When you make an application for an apartment, you include a statement called Declaration of Escrow. This states that you agree to escrow your full term rent due if accepted as a tenant. This should enhance your Rental Application and reduce screening and credit requirements.

2) When your application is approved, you will receive an email prompting you to sign an Escrow Agreement and providing wiring instructions to fund your account.

3) When funds are received, you and the Landlord will be emailed Proof of Escrowed Funds and Escrow Agreement to be included with your Lease.

4) The Escrow Funds will be deposited in a Master Escrow Account, the account number of which will be included in the Escrow Agreement

5) Monthly payments will be made from the Escrowed Funds to the Landlord, as detailed in the Escrow Agreement. Notification of disbursed payments will be emailed to tenant.

6) The fee for the administration of the escrow process is \$1,000. This fee is payable upon funding of the Escrow Account.

RENTCERTAIN EXAMPLE

Lease Term: 12 months
Lease Start: September 1, 2016
Lease End: August 30, 2016
Rent: \$3000/month
Term Rent: \$36,000
First & Last: \$6,000

(Rent paid directly to Landlord)

Term Rent Balance: \$30,000

Tenant funds the escrow account at RentCertain.com for \$30,000.

RentCertain.com disburses monthly payments of \$3,000 to the landlord for 10 months starting on October 1, 2016.

ACCEPTANCE

When your application is accepted you will be notified via email.



RENTCERTAIN

Congratulations your application has been accepted. Click here to continue

Clicking on the link will walk you through signing the documents and receiving the instructions for funding your account.

Your term rent must be wired to RentCertain no later than 45 days before your lease start date.

No tenancy will be considered created until the escrow is funded.