

APPLICATION/RESERVATION FORM

AJASA Enterprises, LC

P. O. Box 825, Grundy, VA 24614

Doug Matney (276) 935-4568 Email: matneydc@yahoo.com

Name: _____ SS No.: _____

(Optionee)

Phone: _____ Cell Phone: _____ Date of Birth: _____

Email(s): _____

Address: _____

City, State, Zip: _____

Previous Address: _____

City, State, Zip: _____

Parent's Home Address: _____

City, State, Zip: _____

Desire a Roommate: _____ Roommate (if known): _____

(Yes/No)

OPTION AGREEMENT WITH ATTACHED LEASE

THIS OPTION AGREEMENT made and entered into this the ____ day of _____, 20__, by and between AJASA ENTERPRISES, LC, a Virginia limited liability company, having an address at P. O. Box 825, Grundy, VA 24614, party of the first part, (the "Optionor") and the Optionee (listed above).

WHEREAS, the Optionor is the owner and has available to rent a certain apartment situate near the Town of Grundy, in Buchanan County, Virginia recognized as **THE PLACE at Slate Creek** and,

WHEREAS, Optionor is willing to grant to Optionee the right and option to lease an Apartment under the terms and conditions set forth within the attached APARTMENT LEASE AGREEMENT, dated the same day as this document, but effective upon the exercise of the option granted below, where the terms and conditions of the attached APARTMENT LEASE AGREEMENT are incorporated herein by reference.

NOW, THEREFORE, the Optionor does hereby give and grant unto Optionee for the period of time hereinafter set forth, the sole and exclusive right and option to lease the Apartment under the following terms and conditions:

- DESCRIPTION OF THE APARTMENT.** An Apartment located within **THE PLACE at Slate Creek** complex.
- TERM OF OPTION.** The term of this Option shall be from the date of this Option until the next succeeding July 1, or one calendar year, whichever shall first occur (the "Option Term") and shall remain in force until midnight on the next succeeding 30th day of June, at which time the Option shall expire and be of no effect unless Optionee has on or before said expiration date given written notice of his intention to exercise this Option. In the event this Option is not exercised, the consideration paid for this Option shall be retained by the Optionor.
- LEASE TERMS.** In the event the Optionee elects to exercise this Option during the Option Term, the attached APARTMENT LEASE AGREEMENT shall be executed and the terms and conditions of that document shall supercede the terms and conditions of contained herein. At the time the Option Agreement is exercised, the Optionee shall not have the right to modify the material terms and conditions of the attached APARTMENT LEASE AGREEMENT, unless the Optionor shall agree.
- CLOSING; POSSESSION.** The closing of the transaction contemplated by this Option (the "Closing") shall occur when the Optionor shall deliver to Optionee a fully executed APARTMENT LEASE AGREEMENT and shall retain a duplicate original of the same document for its files thereby providing to Optionee a legally enforceable lease to the Apartment.
- OPTIONOR'S REPRESENTATIONS.** The Optionee has executed this Option as a result of the Optionor representing to it that he owns the Apartment and has it available to rent to the Optionee. The Optionee shall have no other claims against Optionor and no other remedies or liabilities shall exist or be claimed to exist against Optionor.
- REQUIREMENTS AND RULES**
 - o The Five Hundred Dollar (\$500.00) consideration for this reservation is a *non-refundable* apartment availability deposit and is required to hold an apartment.
 - o Apartment availability is on a first-come, first-hold basis.
 - o If the Optionee rents one of the apartments, the Five Hundred Dollar (\$500.00) deposit will be applied to the required damage deposit.
 - o Regardless of planned arrival date, a signed lease agreement is due by June 25 along with a damage deposit of seven hundred and fifty dollars (\$750.00) for a two-bedroom apartment or six hundred (\$600.00) for a one-bedroom apartment and the first month's rent of seven hundred and fifty dollars (\$750.00) for a two-bedroom apartment or five hundred and ninety-five dollars (\$595.00) for a one-bedroom apartment.
- RECITALS.** The recitals at the beginning of this document are hereby incorporated into the body of this Option by reference
- ENTIRE AGREEMENT.** This Option constitutes the entire agreement of the parties with respect to the matters set forth herein.

WHEREOF, Optionor and Optionee have hereunto set their hands on the date hereinabove first written.

OPTIONOR:
AJASA ENTERPRISES, LC

OPTIONEE:

By: _____

By: _____

(Lessee)

Date Signed: _____

Date Signed: _____

Total Application: Five Hundred Dollars (\$500.00) Amount included with this form: \$ _____