



11055 Pine Acre Trails Blvd. Conroe, TX 77303

**EARNEST MONEY DEPOSIT AGREEMENT**

PROPOSED LESSEE: \_\_\_\_\_

PROPOSED ADDRESS: \_\_\_\_\_

EARNEST MONEY DEPOSIT: \$ 500.00      DEPOSIT DATE: \_\_\_\_\_      END DATE: \_\_\_\_\_

The undersigned acknowledges receipt of the Earnest Money Deposit in the amount set forth above. This agreement and the laws of the State of Texas shall govern all deductions from and refunds of the Earnest Money Deposit. The proposed Lessee hereby tenders the **Earnest Money Deposit** to induce the undersigned to hold the Address named above for proposed Lessee's potential: (i) execution of a lease; and (ii) initial occupancy, subject to the terms set forth below, End Date. **Earnest Money Deposit will be applied towards the first month's Lot Lease Agreement's payment.**

**EARNEST MONEY DEPOSIT GENERALLY NONREFUNDABLE:**

1. If the proposed Lessee fails to both: (i) sign the lease for the Address named above; and (ii) move in and begin occupancy of the Lot named above in accordance with the terms of the community lease and rules; all on or before the End Date, then the proposed Lessee shall not be entitled to a refund of the Earnest Money Deposit.

**LIMITED CONDITIONS FOR REFUND OF EARNEST MONEY:**

1. Earnest Money will be considered refundable until January 1<sup>st</sup>, 2021. After said date the following conditions must be met for refund.
2. If the proposed Lessee's rental application is denied by the undersigned for credit, criminal background check, or other underwriting criteria; then the earnest money paid in connection with this agreement shall be refunded pursuant to the terms of the agreement.
3. In the event (i) the lease agreement is signed by all parties; (ii) the **Earnest Money Deposit** is paid by Lessee; (iii) the Lessee fails to move onto the Lot named above on or before the End Date; and (iv) Lessee procures a replacement tenant satisfactory to the undersigned prior to the End Date, then the undersigned shall return the **Earnest Money Deposit** to the proposed Lessee.
4. The undersigned shall in no event be responsible for any interest that may or may not be earned on the Earnest Money Deposit.

	Date			Date
Proposed Lessee		Rep. of GMI Management		

	Date
Proposed Lessee	



**GMI Management**

Pine Acre Trails is managed by GMI Management  
5451 FM 1488 Conroe, TX 77354