

**Pre-Lease Reservation & Deposit Agreement
The Glenny - 251 Main Street, Buffalo NY 14203**

Congratulations on selecting The Glenny as your next home. 251 Main Street is bringing back the excitement of city living and we're glad you decided to act early and reserve your spot for this in-demand building. Given the overwhelming response and only 36 apartment/lofts available we have decided to implement a first-come first-served reservation policy detailed below.

Deposit – A \$750.00 deposit¹ secures your position on the waiting list for The Glenny at 251 Main Street – the order of the list is strictly based on the order in which we receive your deposit along with a signed Pre-Lease Reservation Agreement (this form). If you're one of the first 36 people to place a deposit you are guaranteed an apartment when construction is complete (expected June 1, 2016). If someone ahead of you drops out you will automatically be moved up on the list. And don't worry, if life throws you a curve ball and you can't sign a lease, just let us know in writing and your deposit will be fully refunded. For the lucky few that do sign a lease, the reservation deposit will be applied toward the customary security deposit after you have chosen your desired apartment/loft.

Choice – We anticipate the 5th floor to be finished first and once complete, prospective residents will be invited to tour the building, check out the views and select both the floor and floor-plan of their new home. The Selection order will be based on the order in which we receive your deposit and a signed Pre-Lease Reservation Agreement. You don't have to choose a finished apartment unit - you are welcome to select a unit still under construction on a different floor if it more closely fits your needs and desires.

Lease Signing – After you have selected a unit, we will need you to sign a lease and at that point your \$750.00 reservation deposit will be applied toward your security deposit and become non-refundable². As a thank you for being amongst our first group of tenants, we will provide your first month's rent free of charge with a 13-month lease³. Lease terms will use industry standards. If you have any questions, please contact our office: 716-580-3136.

\$750.00 Deposit Received Yes No

Prospective Tenant Name

Property Manager

Signature

Date

Signature

Date

¹ All deposits are to be held in a non-interest bearing escrow account at Key Bank.

² Deposits will still qualify to be refundable at the end of your residence.

³ Tenant must execute lease and take possession of the apartment by August 1, 2016

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