

# Owner's Authorization to Lease

# Exhibit A

## Proposed Lease Terms

Total Number of Occupants: 3  
 Rent amount \$ 1,200  
 Rent start date 7.15.07  
 Security Deposit \$ 2,000  
 Target Move-In Date 7.15.07  
 Credit scores 625 / 590  
 Initial term 12 months  
 Describe pets, breed, weight, and name  
4 LA MIX BREED

## Contingencies to Lease

Owner understands that this lease is contingent on completion of the following, and warrants said items will be done prior to the target move-in date listed herein.

CLEAN CARPETS  
REPAINT MASTER  
REMOVE BEE NEST  
GARAGE LIGHT  
FIXTURES

## Re-keying the Property

If tenant elects to have the property re-keyed prior to taking possession (and agrees to pay owner \$100 towards same), owner agrees to re-key the property prior to move-in, pay cost of same, and provide two (2) sets of keys to Agent prior to day of possession by tenant. Owner and tenant only shall a key after the move-in inspection.

Resident will have the chance to walk away from the move-in, if these contingencies are not done at day of taking possession, and receive all their deposits back.

Crown has received \$ 1,200 from applicants to reserve this property. Owner agrees to credit tenant said moneys towards the first month's rent and toward Crown's commission.

As the owner of the above-mentioned property, I accept the terms listed herein and authorize Crown Realty & Management Corporation to complete and execute a rental agreement on my behalf, with the tenants and terms contained above. I understand that Crown will be doing the move-in inspection; I will be receiving the security deposit, and managing the property.

*Larry Dunder*  
 Signature

7.1.07  
 Date