

Rental Application

This Rental Application contains conditions that must be completed in full before a tenancy agreement shall be entered into. Please read it carefully before signing.

Today's Date	<input type="checkbox"/> New Application <input type="checkbox"/> Assignment <input type="checkbox"/> Sublet <input type="checkbox"/> Transfer <input type="checkbox"/> Name Change <input type="checkbox"/> Renewal
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The Landlord does not insure your property. The tenant(s) agrees that they will carry adequate apartment insurance and save the Landlord from harm howsoever caused against, fire, flood, theft, break-in, vandalism, liability or injury either to him/herself, family, friends, relative, guests, invited or uninvited.

Suite No.	Type	Building	No. of Inside Parking spaces (Underground)	No. of Outside Parking Space
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It is clearly understood and agreed that no other persons shall occupy the premises other than those identified below.

FULL FIRST, MIDDLE & LAST NAMES OF APPLICANTS FOR TENANCIES ("The Tenants")	Age	Social Insurance No.	Work Phone No./ Fax No.
M_____			
M_____			
M_____			

Full First, Middle & Last Names of Other Occupants	Age	Full First, Middle & Last Names of Other Occupants	Age

Included charges are (applicable only if check marked) The tenants do consent and agree to extra charges if any the following additional service(s) are utilized.

- Gas
 Water
 Hydro
 Cable
 Satellite
 1 Outside Parking
 1 Inside Parking
 Air Conditioner
 Permission for In suite Washer
 Permission for In suite Dryer
 Permission for In suite Dishwasher
 Locker
 Extra Hydro for Air Conditioner
 Extra Hydro for Portable Heaters

Tenancy Start Date from		Tenancy End Date	
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Rental Amount	Lawful Rent Chargeable	Rent Payable	Last Month Rent Deposit "D"
Rent	"A"	"E"	To be applied to the last month of the tenancy. Must be equal to the amount stated in Box "D" Total at all times and any subsequent increases from time to time including extension and renewals. \$ _____
Parking Above Ground	"B"	"F"	
Parking Below Ground	"C"	"G"	
Total	"D"	"H"	
Prompt Payment Discount 2% of Monthly Rent		"I"	
Net Rent payable on or Before the 1 st day of each and every Month for the discount to be offered.		"J"	

CHECK THIS BOX IF TENANT IS BEING OFFERED A 2% DISCOUNT FOR PROMPT PAYMENT OF RENT ON OR BEFORE THE 1ST DAY OF EACH AND EVERY MONTH.

For the tenant to receive a 2 % discount, the tenant must pay the rent owing on or before the first day of each month and have an account balance of \$0.00 on or before the first day of each month. The tenant must meet both conditions to be entitled to a 2% prompt payment discount. Any cheques returned for whatever reason will disqualify this 2% discount for that month and any other months until all arrears are paid.

If Applicable Pro Rate Amount	\$	Pro Rate Start Date		Pro Rate End Date	
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Amount Required with this Application

Per Diem Rate	\$	(Pro Rate if Any) +	\$	Rent "J" +	\$	LMRD "D" +	\$	= Total Amount	\$
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UPON ACCEPTANCE OF THIS APPLICATION THE TOTAL AMOUNT DUE WITH APPLICATION WILL BE APPLIED AS A FIRST AND LAST MONTHS RENT DEPOSIT AND PRO RATE IF APPLICABLE.

The undersigned acknowledges and agrees that the Landlord may accept or refuse this rental application in the Landlord's sole discretion, after all of the usual forms have been completed in full and approved. Then and only then is a binding tenancy agreement created between the Landlord and the tenant at which time the undersigned shall forthwith enter into a tenancy agreement in the Landlord's usual form of tenancy agreement prior to the undersigned taking possession of the premises in accordance with the terms and conditions outlined above and in the Landlord's usual form of tenancy agreement. The tenant acknowledges that the Landlord provided an opportunity to the tenant to **receive or review** a blank copy of the Landlord's usual form of tenancy agreement prior to the tenant completing and signing this rental application. In the event that the tenant refuses to sign the tenancy agreement after this rental application has been accepted by the Landlord, then the tenant hereby accepts all the terms and conditions set out in the tenancy agreement and it is hereby deemed that the tenant has signed the Landlord's usual form of tenancy agreement and is bound by such tenancy agreement as if the tenant had signed it in any event. The tenant hereby further acknowledges to having read and understood and agreed to all the terms and conditions set out in this rental application as well as the terms and conditions set out in the Landlord's usual form of tenancy agreement.

The tenant acknowledges, warrants, represents and undertakes that he/she does not have any pets or animals that this species has caused the landlord or other tenant to suffer a serious allergic reaction; or that the species or breed is inherently dangerous to the safety of the landlord or the other tenants.

The undersigned consents and authorizes the Landlord or its authorized agents to obtain such information about the undersigned as the Landlord may deem necessary at any time in conjunction with the premises for which rental application is hereby made, or any renewal or extension thereof. The undersigned also consents to the disclosure of any information concerning the undersigned to any credit reporting agency or to any person with whom the undersigned has or proposes to have financial relations. I/We hereby declare that the information provided in this application and in the tenancy agreement is true and correct and any false misrepresentation may lead to charges for fraud or any other remedies available.

Supers Signature as witness

Tenant Tenant

Supers Signature as witness

Tenant Tenant

By my signature, I have read and understood all the conditions and agree to its terms and contents.

This application is not binding until the property manager has accepted this application and is subject to change in the event of an error.

_____ Accepted on	_____ Property Manager.
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Applicant Particulars

Must be completed in full. Please print clearly.

Detail	Applicant "One"	Applicant "Two"	Applicant "Three"
Name	M	M	M
Present Address			
Apartment No.			
Present Monthly Rent			
Postal Code / City / Province			
Length of Residence			
Home Phone			
If Renting, Landlords Name			
If Renting, Landlords Phone No.			
Previous Address (if less than 5 years)			
Previous Apartment No.			
Previous Monthly Rent			
Previous Postal Code / City / Province			
Previous Length of Residence			
Previous Landlords Name			
Previous Landlords Phone No.			
Employment Information			
Current Employer			
Position			
Length of Employment			
Contact for verification			
Phone No.			
Annual Income			
Previous Employment Information			
Previous Employer			
Previous Position			
Previous Length of Employment			
Previous Contact for verification			
Previous Phone No.			
Previous Annual Income			
Banking Information			
Bank or Institution			
Branch			
Account No.			
Vehicle Information			
Make of Vehicle			
Year & Model of Vehicle			
Colour of Vehicle			
Licence Plate No.			
Drivers License No.			
Reference Information			
Name			
Address			
Phone No.			
Name			
Address			
Phone No.			
Next of Kin Contact Information			
Name			
Address			
Phone No.			
Relationship			

I/We the undersigned hereby certify that the information provided is complete, true and correct.

_____ ↶ Signature
_____ ↶ Signature
_____ ↶ Signature

No Cosmetic Repair Agreement

I/we, the undersigned prospective tenants acknowledge that no promise of cosmetic repairs by the Landlord or its superintendent were made to me verbally or given to me as a condition of rental to carry out decorating repairs in the apartment including but not limited to painting, floor sanding, retiling of bathroom, counter top replacement, cleaning of appliances, cleaning of apartment, removal of wallpaper and removal of existing carpets.

Any outstanding repairs required under the Tenant Protection Act or successor legislation will be carried out after the tenant has notified the landlord in writing of the items requiring repair on the forms supplied by the Landlord and reasonable time will be allowed and agreed upon by both parties to carry out these repairs after the tenant has moved in, as trades become available.

No other contractual agreements have been made verbally or otherwise as to form part of this tenancy agreement other than those expressed in this form and in the application for rental and the lease agreement. I unconditionally accept possession of my suite on the first day of the tenancy agreement or if the Landlord is unable to give possession, then on the day the keys are made available to me. This acceptance is made regardless of the condition of the suite. I will not hold the Landlord responsible for delays howsoever caused.

I agree that no alterations or decorating will be made during my tenancy without prior written approval from the Landlord. Should I during the term of my tenancy re-decorate or make alterations, I will not hold the Landlord responsible to make good any decorations to plaster repairs, howsoever caused, to match tenant's existing alterations.

Smoke and or CO Detector and Fire Equipment Acknowledgement

We, the undersigned tenant(s) hereby verify after having been shown that a smoke detector and CO detector if applicable has been installed or is supplied in the suite and is in proper working order as of today. I further agree to notify the Landlord in the event that the smoke detector stops functioning in any way that I am aware of. I further agree that I shall not tamper or thwart its functionality nor will I in any way hamper its proper use by either removing it, cutting the wires supplying the power, removing the battery.

Further, the tenant hereby verifies that a front entrance suite door closer has been installed to the front suite door stated on the face of this application. The tenant hereby agrees not to remove or disable the door closer. In the event that the door closer has been removed or disabled by the tenant for whatever reason, the tenant hereby assumes full responsibility for such removal and will be held responsible for the cost of replacement of the same and any other damages the Landlord has incurred due to its removal for fines and any other damages howsoever caused.

The tenant hereby agrees not to remove or disable the horn attached to the Fire Alarm System in the suite. In the event that a speaker or horn attached to the Fire Alarm System has been removed or disabled by the tenant for whatever reason, the tenant hereby assumes full responsibility for such removal or disabling in contravention by such authorities who have jurisdiction and will be held responsible for the cost of replacement of the same and any other damages the Landlord has incurred due to its removal for fines and any other damages howsoever caused.

The tenant hereby agrees not to remove, install or alter the locking devices on his door without written consent first. In the event that the tenant changes, removes, alters the locking device on his suite front entrance door, the tenant will be held responsible for the replacement of the building suite lock and if a lock has been added, then the tenant agrees to pay for the cost of the replacement of the suite door including all material and labour.

Tenants signature acknowledging the above _____  Date _____

Tenants signature acknowledging the above _____  Date _____

Window Opening Limiter Agreement



Install Window Limiter Device

I, the tenant, hereby request that the window limiter device be installed in my suite. Should I remove it, I do hereby accept responsibility for any problems or mishaps or accidents that may arise due to my decision and save the Landlord from harm, as a result of injury to myself, members of my family, visitors wanted or unwanted as a result of my not having the window opening limiters installed. The screening is not designed nor meant to keep children from falling out of the windows. I undertake not to leave children unattended or leave anything that children can climb onto and thereby increase the risk of accidentally falling out of the window or off the balcony.

_____  _____  _____
Superintendents signature of confirmation Tenants signature Date

Window Limiter Device Installed

I, the tenant, have hereby witnessed that the window limiter device was installed in my suite. Should I remove it, I do hereby accept responsibility for any problems or mishaps or accidents that may arise due to my decision and save the Landlord from harm, as a result of injury to myself, members of my family, visitors wanted or unwanted as a result of my not having the window opening limiters installed. The screening is not designed nor meant to keep children from falling out of the windows. I undertake not to leave children unattended or leave anything that children can climb onto and thereby increase the risk of accidentally falling out of the window or off the balcony.

_____  _____  _____
Superintendents signature of confirmation Tenants signature Date

How did you find out about this apartment? Outdoor Signage; Renters News; Walk-in; Toronto Star; Tor Star Mag; Oakville Beaver; Mississauga News; Internet; Referral; Other

Decoration Acknowledgment

Only box 1 and 2 may be filled out mutually exclusive and signed at any one time, box 3 and 4 may be signed mutually.

We the undersigned tenants hereby agree to accept this apartment under the following conditions in addition to the other standard conditions on the Landlords documentation:

1. We the undersigned tenants have been advise that this apartment will not be:

a. painted

b. floor refinished.

Date _____

Tenants signature _____

2. We the undersigned tenants have been advised that this apartment will not be painted or the floor refinished but will provide the tenant with paint to paint the suite himself.

Date _____

Tenants signature _____

3. We the undersigned tenants have been advised that painting will be done within the first 7 days after I have moved in.

Date _____

Tenants signature _____

4. The Landlord hereby conditionally offers and the tenant(s) hereby accepts to have the floors refinished under the following conditions. If the Landlord is unable to sand the floor of the apartment before the first of the month, the tenant has been advised that floor sanding will be done within the first 7 days of the tenancy agreement. The tenant will be credited with a prorated rent on the day of when the keys are made available to the tenant upon completion of the work and curing period. In the event that the tenant is unable to provide us with up to seven days to refinish the floors in the apartment, this part of the agreement will be mutually declined by the tenant and the tenant accepts the fact that the floors will not be refinished.

Date _____

Tenants signature _____

Tenants Are Required To Carry Their Own Insurance For Persona Effects And Liability

IN CASE OF FIRE

Upon Discovery of Fire

- Leave Fire Area Immediately.
- Close Doors.
- Sound the Fire Alarm
- Pull the manual station

CALL THE FIRE DEPARTMENT DIAL 911

Leave the Building by the nearest exit

Do Not Use Elevator

UPON HEARING THE FIRE ALARM

- Leave the building by the nearest exit.
- Close doors behind you. Take door key.

CAUTION

If smoke is heavy in the corridor, it may be safer to stay in your area. Close doors and place a wet towel at the base of the door. If you encounter smoke in the stairway, use an alternate exit

Remain Calm

False Alarm

"Everyone who willfully, without reasonable cause, in any manner, makes or cause to be made an alarm of fire is guilty of an offence." Criminal Code.

Note:

Carry Insurance to protect your possessions and against liability claims.

Do not replace or install fuses greater than 15 amps.

I have read the above and agree to the information and terms.

Date _____ Tenants Signature _____ 