



# Rental Application

(two pages - one application for each person on the lease)

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<b>Rental Address:</b>				
Rent:	Term:	Move-in Date:	Application Deposit:	Security Deposit:
<b>APPLICANT DETAILS</b>				
<b>Full Name:</b>			Date of Birth (Day / Month / Year):	
Cell Phone:		Email:		
H/W Phone:	SIN#:	DL#:		
Other residents (including other applicants and children)			Relationship:	Age:
1.				
2.				
3.				
4.				
Do you wish to bring a pet(s) to the rental premises? <input type="checkbox"/> No <input type="checkbox"/> Yes- Describe pets:			Do you, or any proposed occupants smoke: <input type="checkbox"/> No <input type="checkbox"/> Yes – Elaborate:	
<b>Emergency Contact:</b>			Phone:	
Address:			Relationship:	
<b>RENTAL/RESIDENTIAL HISTORY</b>				
<b>Present Address:</b>				
Landlord Name:		Phone:	Email:	
Term of Tenancy:	Rental Amount:	Rent defaults or issues:	Notice Provided: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Reason for Leaving:				
<b>Previous Address:</b>				
Landlord Name:		Phone:	Email:	
Term of Tenancy:	Rental Amount:	Rent defaults or issues:	Notice Provided: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Reason for Leaving:				

**EMPLOYMENT HISTORY**

Status:  Full Time  Part Time  Student  Retired  Unemployed  Other Occupation:

Employer: \_\_\_\_\_ Length of Employment: \_\_\_\_\_ Income: \_\_\_\_\_

Employer/Supervisor Email: \_\_\_\_\_ Phone number: \_\_\_\_\_

Additional income source/notes: \_\_\_\_\_

**VEHICLE INFORMATION**

Make/Model/Year:	License Plate #:
1.	
2.	

**TERMS OF THE APPLICATION**

1. The application will be processed once we have received an application deposit of **\$300** and all information requested on the application. (Note: Application deposit, security deposit and first month’s rent to be paid by bank draft, e-transfer or cash. Regular monthly rent to come out on the 1<sup>st</sup> of the month by pre-authorized debit (PAD) only.
2. The normal processing time for an application is **24–48 hours**. The Applicant will be contacted as soon as processing is complete. Delays may occur if there are difficulties contacting references or employers. Processing time can be decreased by providing home and business numbers, employment confirmation letters or written references. Applications are assessed based on suitability for the property, past references, credit history and time of receipt.
3. Upon communication of the approval and acceptance of the Rental Application, an agreement to lease is considered in place, and binding, and the application deposit is applied towards the first month’s rent or non-refundable pet fee.
4. If the application is declined by the landlord, the deposit will be returned to the applicant within 3 (three) business days.
5. The lease created by this application is a fixed term lease commencing at noon on the first day of the month and ending at noon on the last day of the term specified, unless otherwise agreed.
6. If the tenant fails to take possession of the premises or fails to execute the Lease Agreement, ALL deposits shall be forfeited as liquidated damages and administrative fees.
7. No representations have been made verbally to induce the applicant to make this Rental Application. If there is anything that you are expecting to be provided at the premises, ensure this is identified and agreed to in writing.
8. **Lease documents to be signed immediately following acceptance** and will be made available electronically on a tenant portal (login information provided following acceptance).
9. **Full security deposit** is payable within 3 (three) days after application acceptance.
10. **Prior to move in please ensure you have provided the following:** PAD and void cheque; First month’s rent to be paid at least 3 (three) days prior to move in; Proof of renter’s insurance; Proof of utilities

I authorize Property Solutions to obtain my credit report from any credit reporting agency and to contact my current or previous landlord(s) and/or employer(s) to establish or verify my financial standing. This information will be used for the purposes of verifying information pursuant to entering a tenancy, renewing a tenancy, or collections, and will be held in the strictest confidence. I acknowledged that the information will be provided to the property owner or future property management provider should the lease change hands, or responsibility revert to the property owner.

I hereby certify that the information provided is true and complete and that I have not withheld any information relevant to this application. It is understood that the property management company and/or owner reserve the right to reject this application. I have read and understand these conditions.

\_\_\_\_\_  
Applicants Signature (electronic signing mutually accepted) \_\_\_\_\_ Date