

JOYLIFE LP/BOST PROPERTIES INC. (Landlord)

24 Executive Place, Kitchener, Ontario, N2P 2N4 Tel: (519) 748-2800 Fax: (519) 748-2217

Please Print Clearly

Date of Application: _____

JOYLIFE LP/BOST PROPERTIES INC. – RENTAL APPLICATION

RENTAL ADDRESS:

(Rented Premises)

APPLICANT'S PARTICULARS

APPLICANT 1

APPLICANT(S) LEGAL NAME: _____
 S.I.N: (optional) _____ D.O.B: (m/d/yr) _____
 MARITAL STATUS: _____
 PRESENT ADDRESS: _____
 POSTAL CODE: _____ PHONE NO. _____ HOW LONG? _____
 EMAIL ADDRESS: _____
 PREVIOUS ADDRESS: _____
 DL. #: _____ YR.MAKE OF AUTO: _____
 PRESENT EMPLOYER: _____ HOW LONG? _____
 ADDRESS: _____ PHONE #: _____
 OCCUPATION: _____ SALARY: _____
 PREVIOUS EMPLOYER: _____ HOW LONG? _____
 BANK NAME & ADDRESS: _____
 TYPE OF ACCT: _____

APPLICANT 2

APPLICANT(S) LEGAL NAME: _____
 S.I.N: (optional) _____ D.O.B: (m/d/yr) _____
 MARITAL STATUS: _____
 PRESENT ADDRESS: _____
 POSTAL CODE: _____ PHONE NO. _____ HOW LONG? _____
 EMAIL ADDRESS: _____
 PREVIOUS ADDRESS: _____
 DL. #: _____ YR.MAKE OF AUTO: _____
 PRESENT EMPLOYER: _____ HOW LONG? _____
 ADDRESS: _____ PHONE #: _____
 OCCUPATION: _____ SALARY: _____
 PREVIOUS EMPLOYER: _____ HOW LONG? _____
 BANK NAME & ADDRESS: _____
 TYPE OF ACCT: _____

<u>OCCUPANT(S) NAMES:</u>	<u>DATE OF BIRTH (m/d/yr):</u>	<u>RELATIONSHIP:</u>
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____

PERSONAL REFERENCES:
 NAME & ADDRESS: _____
 PHONE #: _____ RELATIONSHIP: _____
 NAME & ADDRESS: _____
 PHONE #: _____ RELATIONSHIP: _____
 IN CASE OF EMERGENCY: _____

OFFICE USE ONLY:

TERM/RENT:
 FROM: _____/20 TO END: _____/20 # OF MONTHS: _____
 MONTHLY RENTAL: \$ _____
 MONTHLY PARKING: \$ _____
 ADDITIONAL SERVICES: \$ _____
TOTAL MONTHLY CHARGES: \$ _____

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JOYLIFE LP/BOST PROPERTIES INC. – RENTAL APPLICATION

The Applicants agree to pay the following services and facilities applicable to the Rented Premises and to provide written confirmation from applicable utilities prior to commencement of lease that utilities are in Applicants name(s): **Electricity** **Water** **Gas** **Heat** **Cable TV** **Phone**

I [We] hereby apply for rental [lease] of the residential premises as indicated on page one of this application form. I [We] give the landlord [landlord's agent, representative, property management] permission to check my credit history, references and other relevant investigation to determine my residential rental history, court, financial history and my ability to pay rent and maintain the rental unit and rental premises. My signature below, confirms that agree to and I request all credit reporting services, banks, court, tribunals, employers, and personal references to disclose any pertinent information about me.

You authorize JOYLIFE LP/BOST PROPERTIES INC. and its agents or assigns to exchange your personal information on an ongoing basis with credit bureaus and permit such organizations to verify your personal information in order to protect you, ensure the completeness of the information and maintain the integrity of the credit granting system, and to co-operate with local, provincial and national authorities in the investigation of unlawful or improper activities in order to protect you and us from fraudulent transactions.

I [We] clearly understand and agree as evidenced by my [our] signature below that this is an application to rent [lease] and in no way includes an agreement between landlord and tenant to rent [lease]. I [We] understand and agree that a tenancy agreement or lease will be entered into at the discretion of the landlord.

In the event that the landlord accepts this [my/our] application I understand that full payment of first and last month's rent is required prior to the key of said rental unit [rental premises] be delivered to me [us].

I further understand and agree that in the event that the landlord accepts this [my/our] application, once the landlord accepts, a binding offer to rent [lease] said rental unit [premises] is created and if I withdraw or cancel this [my/our] application any and all deposit paid will not be refunded. Landlord will apply said deposit to re-advertisement cost to find a new tenant, administration cost to process a new tenant's application, and loss any loss of income as a result of such cancellation and all other expenses incurred.

If accepted, I agree to sign a lease and or written tenancy agreement.

In the event that the landlord does not accept this [my/our] application, I understand that reasons for refusal may not be divulged but my deposit will be refunded in full.

Dated this _____ day of _____ 20 _____

.....
(Witness)

.....
(Applicant 1)

.....
(Witness)

.....
(Applicant 2)

Acceptance by Landlord

The Landlord hereby accepts this Rental Application for the Rental Premises as herein described.

JOYLIFE LP/BOST PROPERTIES INC.

.....
(Date)

.....
(Landlord or Agent)

The Applicant agrees that upon the signing of the rental application by all parties a binding tenancy agreement is created between the Landlord and the Tenant. The rules and regulations of the rental application shall be those set out on the third page of this application which the Applicant acknowledges he/she has read and understands. The Rental Application must be signed by applicant 1 and applicant 2 or cosigner prior to occupation of the rental premises

JOYLIFE LP/BOST PROPERTIES INC. – RULES & REGULATIONS

1. The applicant agrees to provide prior to occupancy:
 - a. 10 post-date cheques; dated the first of the month for the 12 month duration of this lease excluding the FMR & LMR's payment which is due before applicant begins tenancy
 - b. LMR is due upon acceptance of this agreement
 - c. FMR is due on occupancy
2. NSF charge is \$25.00 for any cheque returned because of banking problems
3. The Tenant will not do, bring or keep anything in the Rented Premises, or permit any act, which will in anyway create a risk of fire or increase the rate of fire insurance on the Property or contents.
4. The basement is not to be used or intended by anyone, at any time for a sleeping area/purpose.
5. Barbecuing or making of fires will not be permitted in or about the Rented Premises without the written authorization of the Landlord, also no propane fired vehicles will be permitted on the property.
6. The Tenant will not cause, or permit any noise or interference by any individual, instrument and device or otherwise which, in the sole opinion of the Landlord, is disturbing the comfort of other Tenants.
7. The sidewalk, entry, passageways, elevators and stairways used in common will not be obstructed or used for any purpose other than proper access to and from the Rented Premises.
8. The Tenant shall not paint or permit the painting of any portion of the Rented Premises or permit or make any structural alternation
9. Wallpaper may not be installed without prior written consent of the Landlord. If consent is given, you agree to remove it at the Landlord's direction and restore the Rented Premises to their original condition at the end of the lease.
10. Spikes, hooks, screws, nails, or stick-on hangers, shall not be put into the walls or woodwork of the Rented Premises, except proper picture nails or without the prior written consent of the Landlord.
11. No awning, shades, flower boxes, aerials, fences, or other items will be erected over or placed outside windows, doors, balconies or patios. No window coverings inside or outside shall be placed or installed without Landlord's permission.
12. Drapes and drapery tracks where provided by the Landlord will not be removed from the windows.
13. No signs, advertisement or notice will be posted or inscribed on any part of the Property. The tenant is prohibited from affixing or erecting any TV antenna, or satellite dishes, without the written permission of the Landlord.
14. No animals, birds, reptiles, or pets of any kind will be kept on or about the Rented Premises without the written permission of the Landlord.
15. No waterbed(s) will be brought onto the Rented Premises without obtaining the prior written permission of the Landlord which permission may be arbitrarily withheld.
16. The Tenant will not damage any part of the building or Rented Premises by moving furniture or other articles in or out of the said Rented Premises, and the Tenant agrees to indemnify the Landlord for any expense incurred as a result of damage so caused.
17. The common areas and facilities shall be used in accordance with the rules and regulations for such areas and facilities in effect from time to time.
18. In the event the Tenant vacates the Leased Premises prior to the expiration date of the Lease the Tenant agrees they are liable for continuing monthly rent payments until the unit is assigned, sublet or until the lease agreement expiration date is reached. The tenant also agrees to reimburse the Landlord relative to all damages. In the event the tenant wants the option to move from one JoyLife Property to another JoyLife Property prior to the expiration date of the lease the tenant agrees to reimburse the Landlord relative to the re-leasing of the Leased premises including , but not limited to all damages, painting, general cleaning and carpet cleaning.
19. The Tenant covenants and agrees to comply with each of the rules and regulations as they may from time to time be amended, modified or added to upon notice to the Tenant.

