

Exclusive Rentals Ltd

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NAME OF APPLICANT: _____

1. RENTAL PREMISES APPLIED FOR:

Suite No. _____ Address: _____ City: _____
Parking privileges required for _____ private automobile(s): Outside _____ Covered _____ Garage _____

Term to commence: _____ Term to end: _____

2. RENTAL INFORMATION:

Monthly Rental \$ _____

Additional _____ \$ _____

TOTAL MONTHLY RENTAL \$ _____

The Applicant agrees to pay for the following services and facilities applicable to the Rented Premises:

Water _____ Heat _____ Electricity _____ Water Heater _____

Telephone _____ Cablevision _____ Tenant Content Insurance _____

3. SUMMARY OF MONIES TO BE PAID:

Total Monthly Rental for First Month's Rent \$ _____

Deposit Towards Last Month's Rent \$ _____

TOTAL \$ _____

4. DEPOSIT RECEIVED WITH THIS RENTAL APPLICATION \$ _____
DEPOSIT BALANCE OWING BY: _____ \$ _____

I hereby certify the information provided above and on the reverse of this form (Applicant's Particulars) to be true. I agree that upon acceptance of this Rental Application by the Landlord or agent, I shall forthwith enter into a Tenancy Agreement incorporating the above terms into the Landlord's usual form, in which event the deposit shall be applied towards the rent of the last month's occupancy. **IF I SHOULD FAIL TO ENTER INTO SUCH TENANCY AGREEMENT, WITHIN 10 DAYS OF SUBMISSION OF THIS APPLICATION, IN ADDITION TO ANY OTHER RIGHT TO DAMAGES ACCRUING TO THE LANDLORD, I AGREE AND ACKNOWLEDGE THAT THE DEPOSIT SHALL BE FORFEITED TO EXCLUSIVE RENTALS.**

If the Landlord is unable to give possession of the rental premises on the date of commencement of the term for any reason, the Landlord shall not be subject to any liability to the applicants and shall give possession as soon as the landlord is able to do so. The rent shall abate until the Landlord offers possession of the rented premises to the tenants. Failure to give possession on the date of commencement shall not in any way affect the validity of the Tenancy Agreement, the obligations of the tenants or in any way be construed to extend the term of this Tenancy Agreement. In the event that a Tenancy Agreement is entered into, this Rental Application by the terms of clause 24 of the Tenancy Agreement will be deemed to form part of the Tenancy Agreement. Any omission or misstatement by the Applicant in this Rental Application may result in the termination of your tenancy by the Landlord, or Agent, even after occupancy has been taken.

This application is conditional upon receipt of all the necessary documentation (signed rental application, a qualified guarantor, signed lease and postdated cheques) required by the Landlord or Agent within 10 days of signing this rental application by the tenant. I have been informed and agree that if the necessary documentation is not completed and submitted within the 10 day period, the total deposit shall be forfeited. I agree that last month's rent is payable and due upon submission of this application and must be in the form of a certified cheque or cash. I furthermore agree that first month's rent is payable and due 10 days after the submission of this application. All steps will be taken to mitigate damages and losses in order to re-rent the aforementioned premises. Any losses or expenses incurred with the responsibility of the applicants and his/her guarantor(s). I, the applicant, hereby acknowledge and agree that submission of all post dated monthly rental cheques has been mutually agreed upon by all parties. As set forth in the Tenancy Agreement, the tenant shall pay to the Landlord or Agent, in respect of any and all dishonored rent, or other, cheques, the sum of \$50.00 as a service and administration charge in addition to the aforementioned Monthly Rent. All monthly rental cheques in addition to all other necessary documentation must be received on, or before the aforementioned "deadline".

The Applicants are responsible for providing for the Landlord or Agent a qualified parent or guardian to sign, return and execute the necessary Guarantor forms. This documentation is also a prerequisite set by the aforementioned Landlord or Agent for tenancy at the aforementioned address. The Guarantor forms must be submitted on, or before the agreed upon "deadline".

The Applicant hereby gives permission to the Landlord or Agent to perform credit checks, to contact employers, previous landlords, and references or to take any other reasonable steps to assess this Rental Application. All rights have been reserved to waive any of the above conditions at its own discretion.

Witness

Applicant

Date

The Landlord/Agent hereby accepts this Rental Application/Offer to Lease for the Rented Premises as herein described.

Date

Landlord or Agent

