

**JOYLIFE LP/BOST PROPERTIES INC. (Landlord)**

24 Executive Place, Kitchener, Ontario, N2P 2N4 Tel: (519) 748-1151 Fax: (519) 748-2217

Please Print Clearly

Date of Application: \_\_\_\_\_

**CCV TOWERS – RENTAL APPLICATION**

RENTAL ADDRESS: 245 Lena Crescent, Cambridge, Ontario, N1R 0A2

SUITE #: \_\_\_\_\_ / \_\_\_\_\_ bedroom unit in the Landlord's building. (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? \_\_\_\_\_

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? \_\_\_\_\_

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: \_\_\_\_\_

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

**PERSONAL REFERENCES:**

NAME & ADDRESS: \_\_\_\_\_

PHONE #: \_\_\_\_\_ RELATIONSHIP: \_\_\_\_\_

NAME & ADDRESS: \_\_\_\_\_

PHONE #: \_\_\_\_\_ RELATIONSHIP: \_\_\_\_\_

IN CASE OF EMERGENCY: \_\_\_\_\_

**TERM/RENT:**

FROM: \_\_\_\_\_ /20 TO END: \_\_\_\_\_ /20 # OF MONTHS: \_\_\_\_\_

MONTHLY RENTAL: \$ \_\_\_\_\_ MONTHLY PARKING: \$ \_\_\_\_\_ ADDITIONAL SERVICES: \_\_\_\_\_

TOTAL MONTHLY SERVICES: \$ \_\_\_\_\_

**PARKING:**

YES: \_\_\_\_\_ NO: \_\_\_\_\_ HOW MANY: \_\_\_\_\_

TOTAL MONTHLY CHARGES: \$ \_\_\_\_\_

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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 Cable TV Phone**

Deposit of \$ \_\_\_\_\_ was paid on the \_\_\_\_\_ day of \_\_\_\_\_ Said Deposit was Paid by: \_\_\_\_\_ Cheque/cash/money order. This deposit is applicable to first month's rent subject to landlord's approval of this application.  
Receipt of said deposit is hereby acknowledged  
JOYLIFE LP/BOST PROPERTIES INC.  
\_\_\_\_\_  
(Landlord or Agent)  
Balance of \$ \_\_\_\_\_ will be paid as follows: \_\_\_\_\_

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 a occupation of the rental premises

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**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 \$50.00 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. Barbecuing or making of fires will not be permitted in or about the Rented Premises without the written authorization of the Landlord.
5. 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.
6. 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.
7. Bicycles will not be admitted into the building and will be kept in a designated area.
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. Due to the potential fire hazard, no propane fired vehicles will be permitted on the property.
19. Tenants are advised that this development has been designed as an older adult lifestyle community primarily catering to the senior, "empty nester" market. Tenants are advised that there is no new school planned for this area and that students from this development will be accommodated in schools outside the community. Furthermore, be advised that where necessary, portables and/or portapaks may be required for student accommodation.
20. 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.

