



WILLIAMS & MCDANIEL
PROPERTY MANAGEMENT

• SERVICE • COMMITMENT • INTEGRITY •

Rental Application/Tenancy Agreement

I/We [the applicant(s)] hereby offer to rent unit # _____ /# bedrooms ____ at _____ owned by Williams & McDaniel Property Management for the term of one year:

From the ____ day of _____, 20__ to the ____ day of _____, 20__.

Pro-rate: From the ____ day of _____, 20__ to the ____ day of _____, 20__.

Upon expiry of this one year term, residency becomes month-to-month, in accordance with RTA Regulations.

Rental Information:

Basic Unit Rent \$ _____ monthly + \$ _____ for item(s) below = \$ _____ monthly,
Payable in advance to the Landlord, **cashable on the first day of each month.**

The pro-rated amount, if any, is \$ _____.

The applicant agrees to pay for the following services applicable to the desired unit, the charges for which are subject to change with 90 days written notice:

(circle "Y" or "N"): Hydro Y / N; Heat Y / N; Phone Y / N; Cable Y / N; Parking Y / N, indoor/outdoor; A/C Yes – per season/per A/C unit (if applicable) \$ _____; Other (specify) _____ Y / N

Amount due prior to occupancy: First Month \$ _____ Contract Deposit \$ _____

Total \$ _____ Payment Options: Preauthorized _____ or Post-dated cheques _____

APPLICANT DETAILS	APPLICANT	APPLICANT
Name		
Email		
S.I.N. (optional)		
Date of birth		
Present address		
City / Postal Code		
Length of residence		
Home phone		
Landlord name		
Landlord phone number		
Previous address		
City / Postal Code		
Length of residence		
Prev. Landlord name		
Prev. Landlord phone #		
Current employer		
Employer address		
Employer phone #		
Occupation		
Annual income		
How long?		
Previous employer		
How long?		
Make /Year of Car		
Plate Number		
Driver's License #		

Occupancy

It is understood that in addition to the Tenant, only the following persons may occupy the rented premises:

Name/Relationship: _____ Age: _____

NONE OTHER WITHOUT WRITTEN CONSENT OF LANDLORD

We are able to give you, the applicant, if accepted, possession of the apartment unit described above 99% of the time. However, in rare cases, the person(s) leaving the apartment unit do not vacate exactly when they are supposed to. If this occurs in your situation, we will give you the choice of: a) occupancy of a similar unit in the building which may be available at the time, or b) a full refund of your application deposit without deduction or interest. We will be fair with you, however, you must agree that we cannot be held liable for circumstances like the one just described, or other circumstances beyond our control which may prevent you from taking possession of the apartment unit applied for on the dates described above.

INSURANCE: AS YOUR LANDLORD, WE ARE NOT RESPONSIBLE FOR THE SAFETY OR SECURITY OF YOUR PERSONAL BELONGINGS, EQUIPMENT OR FURNITURE. FOR THIS REASON, YOU, AS THE APPLICANT(S) UNDERSTAND AND AGREE TO HAVE INSURANCE COVERAGE FOR AT LEAST \$1,000,000 FOR PERSONAL LIABILITY AND ON PERSONAL CONTENTS AGAINST FIRE, THEFT AND WATER DAMAGE RISK, AS PER TENANCY AGREEMENT, SCHEDULE "A", AND AS SUMMARIZED BELOW.

[Initials of applicant(s)] _____

We operate safe and secure buildings. However, unforeseen things do happen. To make it clear to all prospective residents in our buildings, you as the applicant(s), understand and agree that **We are in no way liable or responsible for any damage, however caused, to any property, including cars and contents,** belonging to or owned by you or any other person while located on the property or in the building owned by Us. We are not responsible or liable in any way to you for any personal injury or death that may be suffered or sustained by yourself, your family members, your friends or anyone else connected to you who may be in your apartment unit, in hallways or other common areas of the building, or anywhere else on the property owned by Us. **You, as the applicant(s), understand and agree that you accept all the risks described in this paragraph.** You, as the applicant(s), understand and agree to be liable to Us for damage caused in any manner by you, your family members, your friends, or anyone else connected to you whom you invited into the building owned by Us, including any damage done by reason of the water being left running from the taps in the apartment unit or laundry room.

[Initials of applicant(s)] _____

Emergency Contacts

Name/Relationship	Address	Telephone

THE ABOVE INFORMATION IS STRICTLY CONFIDENTIAL. THE APPLICANT(S) CERTIFIES THAT THE INFORMATION PROVIDED HEREIN IS COMPLETE AND CORRECT IN EVERY RESPECT.

We keep our buildings in good condition, and expect our residents to respect the security of all fellow residents. Because of some people’s sensitivity to allergies, we have a strict NO PETS POLICY in all of our buildings. You, as the applicant(s), understand and agree that you will not keep any animals or pets of any kind in your apartment unit or anywhere else on the property owned by us. You, as the applicant(s), specifically agree to vacate the apartment unit upon request from us, if we find you have not adhered to this provision.

[Initials of applicant(s)] _____

The Applicant/Tenant has been given the opportunity to read the Privacy Policy of the Landlord and to understand how it applies to the Applicant/Tenant, dependents and visitors. The Applicant/Tenant consents to the Landlord collecting, using and disclosing personal information about the Applicant/Tenant as set out in its Privacy Policy including obtaining a consumer and/or credit report, contacting employers, previous landlords, references, persons identified by them as having relevant information and for enforcing the terms of any tenancy agreement and the rules and regulations made under it, and for making reports about the Applicant/Tenant to consumer reporting services or collection agencies. In addition, the tenant consents to the Owner using, releasing and / or disclosing the Tenant’s name and personal information to: any provider of utilities, services and / or commodities to the building (including without limitation, gas, electricity, water, telephone, cable, satellite) for the purpose of marketing, promoting and providing such utilities, services and / or commodities to the building.

[Initials of applicant(s)] _____

YOU WILL BE ADVISED, EITHER PERSONALLY OR VIA VOICEMAIL, EMAIL, OR ANSWERING MACHINE WHETHER YOUR OFFER TO LEASE HAS BEEN ACCEPTED. ONCE YOU HAVE BEEN NOTIFIED THAT YOUR OFFER HAS BEEN ACCEPTED, THIS APPLICATION BECOMES A LEGALLY BINDING TENANCY AGREEMENT FOR THE TERM AS SET OUT ABOVE.

[Initials of applicant(s)] _____

I/We are aware of my/our legal obligations created under the terms and conditions of this application.

Applicant's signature / Date Applicant's signature / Date Applicant's signature / Date

Building Manager/Rental Agent signature, as witness / Date Guarantor's signature / Date

I/We have received a copy of this application along with the Ontario's Standard Lease, Resident's Information Package, including Schedules A, B, C, D and E that will form part of this tenancy agreement.

[Initials of applicant(s)] _____

Please tell us how you heard about us: _____

WE HEREBY ACCEPT THE ABOVE APPLICANT(S), THIS ____ DAY OF _____, A.D. 20 ____.

Per: _____
Williams & McDaniel Property Management