



202A-22nd STREET WEST
 SASKATOON, SASKATCHEWAN S7M 0R2
 PHONE: 244-7955
 FAX: 653-4448

DATE: _____
 APPROVED BY: _____
 DATE ENTERED: _____

ALL FIELDS OUTLINED
 IN RED ARE REQUIRED

APPLICATION / LEASE AGREEMENT

FOR THE PROPERTY KNOWN AS _____

in the City of Saskatoon, in the Province of Sask.

(Name of Apartment Building, Suite #, Address, Postal Code)

No. of Children _____ Ages _____ No. of Occupants for this unit _____ Pet(s) _____ Aquarium _____ S. Dish _____

A. APPLICANT (First, Middle, Last) _____ Smoker: Y/N _____ D.O.B. _____

-Res # _____ Bus # _____ Cell # _____ E Mail _____

1. **Present Address:** _____ From _____ To _____ Landlord _____

-Landlord Address: _____ Res # _____ Bus # _____ Cell # _____

2. **Previous Address:** _____ From _____ To _____ Landlord _____

-Landlord Address: _____ Res # _____ Bus # _____ Cell # _____

3. **Present Employer:** _____ Address: _____ Ph# _____

-Position Held (Full/PT) _____ Supervisor _____ Date Started _____ Income \$ _____

4. **Student:** If yes, attending _____ Course: _____ In 1st/2nd/3rd/4th Year, Other _____

5. **Next of Kin (Not a friend)** _____ Related How? _____ Address _____

-Employed By _____ Bus # _____ Res # _____ Cell # _____

6. **Personal Ref. (Not a relative)** _____ Relationship to You? _____ Res # _____

-Address _____ Employed By _____ Bus # _____ Cell # _____

7. **Name of Bank:** _____ Branch _____ Tenant Pak: Y/N _____ If Yes, Ins. Broker Is: _____

8. **Social Worker (If Applicable) (Temp/Perm)** _____ Phone # _____ Fax # _____

B. CO-APPLICANT (First, Middle, Last) _____ Smoker: Y/N _____ D.O.B. _____

-Res # _____ Bus # _____ Cell # _____ E Mail _____

1. **Present Address:** _____ From _____ To _____ Landlord _____

-Landlord Address: _____ Res # _____ Bus # _____ Cell # _____

2. **Previous Address:** _____ From _____ To _____ Landlord _____

-Landlord Address: _____ Res # _____ Bus # _____ Cell # _____

3. **Present Employer:** _____ Address: _____ Ph# _____

-Position Held (Full/PT) _____ Supervisor _____ Date Started _____ Income \$ _____

4. **Student:** If yes, attending _____ Course: _____ In 1st/2nd/3rd/4th Year, Other _____

5. **Next of Kin (Not a friend)** _____ Related How? _____ Address _____

-Employed By _____ Bus # _____ Res # _____ Cell # _____

6. **Personal Ref. (Not a relative)** _____ Relationship to You? _____ Res # _____

-Address _____ Employed By _____ Bus # _____ Cell # _____

7. **Name of Bank:** _____ Branch _____ Tenant Pak: Y/N _____ If Yes, Ins. Broker Is: _____

8. **Social Worker (If Applicable) (Temp/Perm)** _____ Phone # _____ Fax # _____

C. Monthly Rent \$ _____ Parking \$ _____ Stall # _____ Vehicle: _____ Plate # _____

D. Security Deposit \$ _____ (Balance of Security Deposit to be paid on/before _____, 20 _____) (If applicable)

- Appliances Provided (Cross-out appliances not provided) Fridge, Stove, D/W, A/C, In-suite W/D, Shared Coin Laundry, Other _____

I/WE DO HEREBY AGREE TO LEASE THE ABOVE STATED PREMISES FOR A PERIOD OF _____ MONTH(S) COMMENCING ON THE _____ DAY OF _____, 20____ AND ENDING NOON, THE LAST DAY OF _____, 20 _____ and continuing thereafter from month to month.

(I/We understand that one month's notice in writing, in advance, must be given before the first day of a month to vacate these premises.)
 I/We understand that a credit check, including employment and banking information, will be obtained and verified. I/We also understand that present and previous landlord references will be obtained and rental history verified. I/We certify that all statements made in this application are true and correct. I/We consent to the use of the above for these purposes. I/We the undersigned applicant(s) do hereby acknowledge we have received a copy of this Lease Agreement and have read, understood and agree to abide by the Covenant's outlined on the back of this Lease Agreement.
 As required by law, attached to this Lease Agreement are the Standard Conditions.

Dated at Saskatoon, Saskatchewan, this _____ day of _____ A.D., 20____.

Utilities to be paid by:	Tenant	Landlord
Electricity (City of Sask. Power)	_____	_____
Gas (SaskEnergy)	_____	_____
Water/Sewer (City of Sask.)	_____	_____
Phone	X	_____
Cable	X	_____

Bldg. Mgr.: _____
 Phone # _____
 Suite # _____

X _____ (Tenant)
 X _____ (Tenant)
 Per _____
 LaRoche-McDonald Agencies (Agent for the Landlord)

Pd. by _____ The amt of \$ _____ to be applied as a deposit. Receipt # _____ Date Dep. _____ Cash/D.D/M.O/Chq. # _____

Pd. by _____ The amt of \$ _____ to be applied as a deposit. Receipt # _____ Date Dep. _____ Cash/D.D/M.O/Chq. # _____

Pd. by _____ The amt of \$ _____ to be applied as a deposit. Receipt # _____ Date Dep. _____ Cash/D.D/M.O/Chq. # _____

Sec. Dep. Cert. in the Amt of \$ _____ Case # _____, Cash Balance Due \$ _____ S.W. _____ Phone # _____

NOTICE:

THE LANDLORD agrees that LaROCHE-McDONALD AGENCIES LIMITED shall be its agent for purposes of doing all acts and executing all documents, and all notices required to be given to the landlord shall be sufficient if delivered to LaROCHE-McDONALD AGENCIES LTD., 202A-22nd ST. WEST, S7M 0R2. Any notices required to be given to the Tenant shall be sufficient if addressed to the Tenant and delivered to the premises leased to the Tenant.

AND THE TENANT DOES HEREBY COVENANT AND AGREE AS FOLLOWS:

1. The landlord shall not be liable for failure to deliver possession of the leased premises at the time stipulated at the date of commencement of tenancy. Such failure shall not excuse the Tenant's obligation hereunder, except in the event of delay, the rent stipulated to be paid shall be abated for the period from the date of commencement specified in this Lease to the day possession is tendered to the Tenant.
 2. We jointly and severally promise to pay rent in advance on or before the first day of each month to the Office of LaRoche-McDonald Agencies Ltd. 202A-22nd Street West, Saskatoon, SK., S7M 0R2, without deduction or demand. We further agree to pay the Landlord the following amounts:
 - a) \$35.00 for any cheques returned for any reason by the Financial Institution which the cheques are drawn.
 - b) \$25.00 late payment fee, in addition to rent, if the rent is not paid as promised in item#2 (exception only if arrangements for payment otherwise are made "in writing: and approved by the Landlord).
 - c) \$30.00 for unlocking the doors to the said premises (if the Resident Caretaker is not available) between the hours of 5:00 p.m. and 9:00 a.m. weekdays and \$60.00 weekends and holidays.
 3. To pay all applicable electrical power, heating and water bills as they become due during the term of the Lease.
 4. The Residential Tenancies Act, 2006, as amended including the standard conditions attached hereto as Form B supersede any conflicting clauses in this lease.
 5. Not to transfer or assign or sublet the whole or any part of the said premises without written consent of the Landlord.
 6. Not to cause the rate of insurance on the said property to be increased.
 7. To arrange for daily inspection of the premises when accommodation is unattended for more than forty-eight (48) hours.
 8. To give the Landlord prompt notice of any defects, of breakage in structure, equipment of fixtures of the said premises.
 9. Not to make any alterations, additions or re-decorating without written consent of the Landlord.
 10. Not to place anything in windows, window ledges or balcony rails of said premises which could cause personal injury.
 11. Not to keep any animals of any description in the said premises without written consent of the Landlord.
 12. All personal property placed in the leased premises or in any other portion of the said building or any place surrounding same, shall be at the risk of the tenant or parties owning same. The Landlord shall in no event be liable for loss, destruction, theft of/or damage to such property.
 13. Where a laundry or storage room for convenience of tenants is provided, tenants may, at their own risk, use for purposes of laundry of storage reasonable space therein. Employees of the Landlord are prohibited from storing, moving or handling articles in laundry or storage room, and if any such employee does, at the request of the Tenant, he or she becomes the agent of the Tenant and not of the Landlord.
 14. The Landlord shall not be liable or responsible for any loss, injury, or damage from any cause to the Tenant, any member of the Tenant's family, any guest or invitee of the Tenant or to any other person or to any property at any time within the said leased premises or any other portion of the building or grounds adjacent.
 15. Not to install, permit or allow anyone to install a television antenna and/or satellite dish on the roof, in the windows, or upon the exterior of the said premises without written consent of the Landlord.
 16. Not to install, permit or allow anyone to install special light fixtures, air conditioning, appliances, ventilating fans or any electrical or mechanical equipment in or upon the said premises without written consent of the Landlord.
 17. The statement of fact made in the application for this leased accommodation are true.
 18. Waterbeds and aquariums are not allowed unless full insurance coverage is provided and proof of same is supplied to the Landlord.
 19. A notice to terminate a monthly tenancy shall be given in writing not later than the last day of any month of the tenancy to be effective on the last day of the immediate following month of the tenancy. Tenancy ends at 12:00 noon.
 20. Not to consume or store alcoholic beverages within the common areas of the said building or upon the grounds adjacent to the said building.
 21. Not to smoke in the leased premises, common areas, balconies or building grounds.
 22. Not to use any part of the common areas and /or building grounds (unless specifically designated as a storage area by the Landlord) to store/hold personal belongings.
 23. To notify the Building Caretaker and/or Property Manager of any guests that will be staying in the leased premises longer than seventy-two hours.
 24. Not to allow person other than those listed herein to occupy the said premises without the prior consent of the Landlord.
 25. Not to use the assigned parking stall(s) for any purpose other than that of parking non-commercial licensed, operative vehicles.
- IT IS FURTHER UNDERSTOOD AND AGREED that the Landlord or agent shall be under no liability to the Tenant, save and except for the application of the provisions of standard condition 8(1) of Form 3 of the Residential Tenancies Act, 2006, due to any discontinuance of heat, hot water, or for the discontinuance of any other service caused by accidents or by rain, snow or steam that may leak into or flow from any part of the said premises through any defects in the roof, plumbing or any other source.
- IT IS AGREED this lease is not in effect unless it has been approved and executed by the Landlord or his agent, LaRoche-McDonald Agencies Ltd.
- THIS LEASE, when executed, contains the entire agreement between the parties hereto and neither party shall be bound by any oral statements of representations, by way of inducement or otherwise not herein contained.
- IT IS FURTHER AGREED the Tenant will maintain the yard and grounds surrounding the demised premises in a satisfactory condition.
- SHOULD the Tenant, a registered occupant or a guest violate or fail to abide by the Conditions of Occupancy, the Standard Conditions and/or the rules and regulations posted on or about the building:
- a) I agree to pay for any and all cleaning, repair and/or service cost immediately after services have been performed where damage and/or uncleanness (scratches, burns, chips, stains, tears, smoke, etc.) to the furnishings, building and/or grounds as a result of carelessness, neglect of malicious act, and
 - b) I agree that the Landlord shall be entitled to pursue possession of the premises in accordance with the Act and this lease.
26. I agree that the Landlord reserves the right to refuse this application without providing a reason or explanation.