

Dear Applicant(s):

Please find attached our application form along with the requirement form. Follow the instructions listed below.

- Please fill out all the information listed on the following pages and ensure you give as much information as possible.
- Please attach a full last month rent deposit with your application by money order or certified cheque.
- The Silver Group does **not** accept cash.

If you are not accepted, your deposit is 100% refundable.

Please read the application before signing to ensure you understand all the rules and regulations.

You may submit your application to 1390 Clyde Ave Suite 202 during office hours, Monday-Friday 9:00am-5:00pm, or drop it in the mail slot located on the side of the building by the entrance doors.

If you have any questions, please feel free to contact our office.

Thank you,
 The Silver Group

UNIT INFORMATION

Address of location applying for:

Number of Bedrooms: Studio 1 Bedroom 2 Bedroom 3 Bedroom Townhome

Parking spaces required: (All parking is outdoors, except for Mountain View Apartments)

Start Date: End Date:

Monthly Rent Charge: Monthly Parking Charge:

Total Monthly Charge: Monthly Storage Charge:

***(Please note advertised prices include a 2% marketing bonus for paying on or before the 1st of each month)**

Rent Charge without 2% Marketing Bonus	
Rent:	Parking:
Total:	

Utilities Included: Heat Hydro Water Gas

Total Deposit Given: Type of Deposits Given:

Information:

- The accepted applicant(s) agree to enter into the Landlords usual form of Tenancy Agreement prior to occupancy.
- The applicant(s) hereby consent to credit employment and personal information investigation in accordance with these applications.
- The applicant(s) agree to forfeit any deposit given with the application if she/he does not fulfill the above noted commitment if accepted and understands that the landlord may require further money to cover any losses.
- The applicant(s) agree to provide a letter of proof of employment information if required.
- The applicant(s) agree to provide a statement of account from his/her Landlord if required.
- The applicant(s) agree to retain household goods insurance throughout their tenancy with the landlord.
- The applicant(s) agree not to install a waterbed in the rented apartment.
- The applicant(s) is/are over the age of 18.
- The applicant(s) agree that he/she have read and understood the application and offer to lease.

APPLICANT INFORMATION

Applicant # 1:

PERSONAL INFORMATION

First Name	Last Name:	
Birthday:	S.I.N#:	
Phone Number:	Cell Phone:	
Email Address:	<input type="checkbox"/> Rent <input type="checkbox"/> Own	Utilities Included: <input type="checkbox"/> Yes <input type="checkbox"/> No

RESIDENCE HISTORY

Current Address:	
Currently Monthly Payment:	
Landlord Phone Number:	Length of Tenancy:
Landlord Name:	

EMPLOYMENT INFORMATION

Current Employer #1:		
Employers Phone Number:		
Length of Employment:	Occupation:	
Monthly Salary:	Previous Employer:	
Current Employer #2:		
Employers Phone Number:		
Length of Employment:	Occupation:	
Monthly Salary:	Other Income:	Source:

Applicant # 2:

PERSONAL INFORMATION

First Name	Last Name:	
Birthday:	S.I.N#:	
Phone Number:	Other Phone:	
Email Address:	<input type="checkbox"/> Rent <input type="checkbox"/> Own	Utilities:

RESIDENCE HISTORY

Current Address:

Currently Monthly Payment:

Landlord Phone Number:

Length of Tenancy:

Landlord Name:

EMPLOYMENT INFORMATION

Current Employer #1:

Employers Phone Number:

Length of Employment:

Occupation:

Monthly Salary:

Previous Employer:

Current Employer #2:

Employers Phone Number:

Length of Employment:

Occupation:

Monthly Salary:

Other Income:

Source:

DEPENDENTS INFORMATION

Names of Children that will be residing in the unit

Name:

Date of Birth:

Name:

Date of Birth:

Name:

Date of Birth:

PARKING INFORMATION

Make of Vehicle:

Model:

Year:

Make of Vehicle:

Model:

Year:

EMERGENCY CONTACT

Name:

Phone Number:

Name:

Phone Number:

REFERENCES

Name:

Phone Number:

Relation:

Name:

Phone Number:

Relation:

ADVERTISING SOURCE

- | | | |
|--|---|--|
| <input type="checkbox"/> Renters News | <input type="checkbox"/> Online Specify _____ | <input type="checkbox"/> Front Sign |
| <input type="checkbox"/> Friend/Resident of Building | <input type="checkbox"/> Kijiji | <input type="checkbox"/> Other Specify _____ |
| <input type="checkbox"/> Referral | <input type="checkbox"/> SOO Today _____ | |

Office Use Only:

Landlord Information: _____

Employment Information: _____

Other: _____

Information

- **The word "Information"** means credit information, personal information, information about the services you use that are provided by the **Landlord** listed below and information relating to your tenancy at the **Premises applied for in this application** including information regarding the duration of your tenancy, monthly rent, emergency contacts and any matters relating to your lease/tenancy agreement, including misrepresentation relating to, defaults under and/or breaches of your lease/tenancy agreement.
- **"Credit information"** means information about you, including your name, age, date of birth, occupation, place of residence, previous places of residence, occupancy length, marital status, co-occupants/spouse's/same-sex partner's name and age, number of dependents, particulars of education or professional qualifications, places of employment, previous places of employment, employment duration, estimated income, payment habits, outstanding debt obligations, cost of living obligations, involvement in bankruptcy proceedings or landlord and tenant disputes, assets, and banking information (including account and credit card information).
- **"Personal Information"** means information about you other than credit information that is relevant to your suitability as a tenant, including you social insurance number (optional) driver's license number, vehicle license plate number, vehicle make and year, and information from references which you provide about your character, reputation, physical or characteristics or mode of living or about any other matter concerning you that is relevant to your suitability as a tenant.

Collection, Use and Disclosure of information:

In consideration for the Landlord accepting you as a tenant and entering into a lease/tenancy agreement with you, you expressly consent to and authorize the following:

1. **The Landlord** may obtain information about you through a tenant check and/or credit or consumer report conducted by Landlord or agents and as permitted or required by Law.

You expressly authorize McGrath Canada to provide Information regarding you to **The Landlord**.

2. The Landlord may use Information about you to determine your suitability as a tenant and as permitted or required by Law.
3. **The Landlord** may disclose Information about you as permitted or required by law and to Landlord or Agents in order to be included within a database of tenant information, and/or within a file on you, for purpose of:
 - Tenant reporting and credit reporting in accordance with the Consumer Reporting Act (Ontario)
 - Establishing a credit history and a rental history;
 - Comparing with aggregate statistical data for purposes of tenancy and credit scoring; and
 - Supporting the credit approval process.
4. You expressly **authorize Landlord or Agent** to retain Information regarding you indefinitely for the purposes outlined in section 3

Above, subject to any applicable legal restrictions.

5. You expressly **authorize Landlord or Agent** to disclose Information regarding you to its members and subscribers as required or permitted by law and for the purpose outlined in section 3 above.
6. You agree that you will not withdraw your authorization and consent to the collection, use and disclosure of Information about you by **Landlord or Agent** as outlined in section 1 to 5 above.
7. You agree that all statements on this Residential Rental Application are true and you expressly authorize all references given to release information **about you to the Landlord** for verification subject to section 1 to 5.

Please provide your consent by checking the following box and signing the appropriate space below,

- Yes, I have read and agree to the collection, use and disclosure of Information as outlined above. I have read, understood and voluntarily agree to the terms and conditions outlined above.

_____ Name:	_____ Signature:	_____ Date:
_____ Name:	_____ Signature:	_____ Date:

Office Signature: _____ **Date Received:** _____

APPLICANT INFORMATION

Applicant's Name

Applicant's Name

Guarantor's Name

For the rented premises known as, _____
In the consideration of the granting of the lease to the tenant, I, _____ as Guarantor and
primary debtor, have received a copy of the lease dated _____ and do hereby covenant and agree:

- To pay the rent if called upon to do so;
- To perform all the other covenants, obligations and agreements contained in the lease if called upon to do so.
- That nothing other than the full performance by the tenant of all of the covenants, obligations and agreements contained in the lease will release me from this guarantee including:
- Failure to give me notice of the tenants default;
- Failure to give notice to the tenant of his default;
- Waiver of performance by the tenant;
- The granting of extensions of time to perform;
- The release of the tenant;
- The bankruptcy or insolvency of the tenant;

The transfer of the lease by the tenant of the landlord to someone else: except in the case of a fully executed assignment of the lease by the tenant to another party with the prior consent and approval of the landlord. The tenant's renewal of the lease or remaining in possession of the premises on a month to month basis whether by agreement or by law;

- That I will be bound to all acknowledgements made by tenants;
- That I will be bound to honor this guarantee even if the tenant is not first pursued and/or I do not first receive notice of any claim against the tenant.
- This guarantee may be discharged only upon the request of the tenant and only with the consent of

Property Name

Date

Guarantor's Signature

Date

Applicant's Signature

Applicant's Signature

The tenant(s) agreed to the release of the information to the guarantor by _____ as it
(Property Name)

Relates to the rent payment history and ongoing responsibility of the guarantor by signing the Rental Application.

GUARANTOR INFORMATION

First Name:

Last Name:

Birthday:

S.I.N #:

Phone Number:

Other Phone:

Rent Own

Utilities:

Current Address:

Currently Monthly Payment:

Landlord Phone Number:

Length of Tenancy:

Current Employer:

Length of Employment:

Employers Phone Number:

Occupation:

Monthly Salary:

Previous Employer:

Current Employer:

Length of Employment:

Employers Phone Number:

Monthly Salary:

Other Income:

Source:

REQUIREMENTS NEEDED WITH APPLICATION FORM

First and Last Month's Rent Deposit

You must give a deposit of the last month's rent by certified cheque, money order or bank draft and a post-dated cheque for the first month's rent. If parking is required, we also ask for deposit for parking with the last month's rent.

Proof of Income

We require your most recent pay stub AND/OR a letter from your employer on a Company Letterhead, which must state your annual salary.

Picture ID

We require a valid photo ID with the application. (A valid Drivers License etc. No Health Cards)

First Month's Rent

Your first month's rent, including your parking (if applicable) is to be given at the time of signing your lease or before you move-in. No keys will be given unless a lease is signed, we have documented proof of renter's insurance and first month's rent is given.

Parking

If you require parking we will need a copy of your drivers license as well as a copy of your vehicle ownership when signing your lease.

Landlord Reference

Please provide us with your landlord's name and contact information in order for us to process your rental application.
