

# Universal Realty Ltd.

621B Main Street, Saskatoon, SK S7H 0J8

Phone: 306-652-7736 Fax: 306-244-6639 Email: info@universalrealty.ca

# of Occupants: \_\_\_\_\_

# of Pets: \_\_\_\_\_

## APPLICATION / LEASE AGREEMENT

For the property at: \_\_\_\_\_, in the City of Saskatoon, SK, Canada

**APPLICANT NAME:** \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Phone Res#: \_\_\_\_\_ Bus# \_\_\_\_\_ Cell# \_\_\_\_\_ Smoker: Yes \_\_\_\_\_ No \_\_\_\_\_

E-mail \_\_\_\_\_ # of children: \_\_\_\_\_ Ages: \_\_\_\_\_

**PRESENT ADDRESS:** \_\_\_\_\_ From/To: \_\_\_\_\_ Landlord \_\_\_\_\_

Landlord Address: \_\_\_\_\_ Res#: \_\_\_\_\_ Cell# \_\_\_\_\_

**PREVIOUS ADDRESS:** \_\_\_\_\_ From/To: \_\_\_\_\_ Landlord \_\_\_\_\_

Landlord Address: \_\_\_\_\_ Res#: \_\_\_\_\_ Cell# \_\_\_\_\_

**PRESENT EMPLOYER:** \_\_\_\_\_ Address \_\_\_\_\_ Ph# \_\_\_\_\_

Position held (Full/PT) \_\_\_\_\_ From: \_\_\_\_\_ Supervisor: \_\_\_\_\_ Income \$ \_\_\_\_\_

If student, attending: \_\_\_\_\_ Course: \_\_\_\_\_ In program year \_\_\_\_\_

If applicable: **SOCIAL WORKER:** \_\_\_\_\_ Phone#: \_\_\_\_\_ Case#: \_\_\_\_\_

**NEXT OF KIN (not a friend or roommate)** \_\_\_\_\_ Related how? \_\_\_\_\_

Address: \_\_\_\_\_ Res#: \_\_\_\_\_ Cell#: \_\_\_\_\_

**Have you or your property been exposed to pests/or pest control?** Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, what kind? \_\_\_\_\_

**Have you ever been party to an eviction?** Yes \_\_\_\_\_ No \_\_\_\_\_ Tenant Pak Policy # \_\_\_\_\_ Insurance Broker: \_\_\_\_\_

Vehicle Make: \_\_\_\_\_ Model: \_\_\_\_\_ Plate #: \_\_\_\_\_ Year: \_\_\_\_\_

**CO-APPLICANT NAME:** \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Phone Res#: \_\_\_\_\_ Bus# \_\_\_\_\_ Cell# \_\_\_\_\_ Smoker: Yes \_\_\_\_\_ No \_\_\_\_\_

E-mail \_\_\_\_\_ # of children: \_\_\_\_\_ Ages: \_\_\_\_\_

**PRESENT ADDRESS:** \_\_\_\_\_ From/To: \_\_\_\_\_ Landlord \_\_\_\_\_

Landlord Address: \_\_\_\_\_ Res#: \_\_\_\_\_ Cell# \_\_\_\_\_

**PREVIOUS ADDRESS:** \_\_\_\_\_ From/To: \_\_\_\_\_ Landlord \_\_\_\_\_

Landlord Address: \_\_\_\_\_ Res#: \_\_\_\_\_ Cell# \_\_\_\_\_

**PRESENT EMPLOYER:** \_\_\_\_\_ Address \_\_\_\_\_ Ph# \_\_\_\_\_

Position held (Full/PT) \_\_\_\_\_ From: \_\_\_\_\_ Supervisor: \_\_\_\_\_ Income \$ \_\_\_\_\_

If student, attending: \_\_\_\_\_ Course: \_\_\_\_\_ In program year \_\_\_\_\_

If applicable: **SOCIAL WORKER:** \_\_\_\_\_ Phone#: \_\_\_\_\_ Case#: \_\_\_\_\_

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Address: \_\_\_\_\_ Res#: \_\_\_\_\_ Cell#: \_\_\_\_\_

**Have you or your property been exposed to pests/or pest control?** Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, what kind? \_\_\_\_\_

**Have you ever been party to an eviction?** Yes \_\_\_\_\_ No \_\_\_\_\_ Tenant Pak Policy # \_\_\_\_\_ Insurance Broker: \_\_\_\_\_

Vehicle Make: \_\_\_\_\_ Model: \_\_\_\_\_ Plate #: \_\_\_\_\_ Year: \_\_\_\_\_

### Office Use Only

Full Security Deposit Amount Required \$ \_\_\_\_\_ Balance to be paid within 60 days of possession date  
Security Deposit will be returned in full plus 0.05% interest (if tenancy is greater than 5 years) less any and all deductions agreed upon by the tenant and landlord.

Security Deposit Payment: \$ \_\_\_\_\_ cash /debit /transfer Received \_\_\_\_\_/\_\_\_\_\_/201\_\_\_\_ Balance: \$ \_\_\_\_\_ Due \_\_\_\_\_/\_\_\_\_\_/201\_\_\_\_  
dd mm dd mm

Security Deposit Received from: \_\_\_\_\_ Received by URL Staff: \_\_\_\_\_

Rate of rental \$ \_\_\_\_\_ monthly. Tenant pays utilities: electrical \_\_\_\_\_ heat \_\_\_\_\_ water \_\_\_\_\_ (parking: \$ \_\_\_\_\_/m)

Tenants responsible for lawn maintenance & snow shovelling: Yes \_\_\_\_\_ No \_\_\_\_\_ **Possession Date:** \_\_\_\_\_

Rental promotion: Yes \_\_\_\_\_ No \_\_\_\_\_ Discounted Amount \$ \_\_\_\_\_ Duration: From (dd/mm/yr) \_\_\_\_\_ To (dd/mm/yr) \_\_\_\_\_

Pet(s) Permitted Yes \_\_\_\_\_ No \_\_\_\_\_ **with completed pet permission form & non refundable pet fee of \$300.00 per pet** Smoking permitted Yes \_\_\_\_\_ No \_\_\_\_\_

Appliances Provided: Fridge \_\_\_\_\_ Stove \_\_\_\_\_ D/W \_\_\_\_\_ A/C \_\_\_\_\_ In-suite W/D \_\_\_\_\_ Shared Coin Laundry \_\_\_\_\_ Other \_\_\_\_\_

- I/We hereby agree to rent the above stated premises on a month-to-month basis. \_\_\_\_\_ (Initial please)  
OR
- I/We hereby agree to lease the above stated premises for a period of \_\_\_\_\_ month(s) commencing on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_  
and ending at noon, the last day of \_\_\_\_\_, 201\_\_\_\_ and continuing thereafter from month to month. \_\_\_\_\_ (Initial please)  
OR
- I/We hereby agree to lease the above stated premises for a period of \_\_\_\_\_ month(s) commencing on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_  
and FULLY ENDING at noon, the last day of \_\_\_\_\_, 201\_\_\_\_. \_\_\_\_\_ (Initial please)

**I/We understand that to vacate the premises, one month's notice in writing shall be given no later than the last working day of any month for the following full month.**

I/We understand that a credit check, including employment and banking information, may be obtained and verified. I/We understand that present and previous landlord references may be obtained and rental history verified and my/our current rental history with Universal Realty Ltd will be shared with other agencies. 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 understand the undersigned applicant(s) do hereby acknowledge we have received a copy of this Application/Lease Agreement and have read, understood and agree to abide by the Covenants outlined on the back of this Application/Lease Agreement. As required by law, attached to this Application/Lease Agreement are the Statutory Conditions.

X \_\_\_\_\_ X \_\_\_\_\_  
**Applicant (signature required at time of application) Co-applicant (signature required at time of application)**

### **THIS APPLICATION IS BINDING ONLY AFTER APPROVAL BY THE PROPERTY MANAGER OR AGENT**

Approved by Property Manager or Landlord's Agent X \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

**Any Notices required to be given to the Tenant shall be sufficient if addressed to the Tenant and emailed &/or mailed 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 as 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 agree to pay rent in advance on or before the first day of each month to the Landlord at the above address without deduction or demand. Payment methods accepted: Interact (debit) or pre-authorized debit or e-transfer.
    - A \$25.00 NSF charge will be applied to any returned item
    - A late payment fee of \$25.00 commencing on the second business day will be applied, if rent is not paid as promised in item #2
    - A fee of \$20.00 will be charged to the tenant for unlocking doors to the said premises between the hours of 8:00am and 8:00pm on weekdays and \$30.00 after 8:00pm and on weekends.
    - An additional charge will be levied for lost keys or lock replacement at tenant's request.
  3. To apply for & pay all utilities as they become due during the term of the lease if applicable. The tenant also agrees to the disclosure of utility balance information by the utility provider to the Landlord.
  4. The Residential Tenancies Act Section 20, statutory clauses attached, Schedule "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 do anything, store or erect on the property, causing the rate of insurance to be increased.
  7. Not to create excess humidity in suite. Wet laundry is not to be hung in suite. Washers & dryers are made available and should be used.
  8. Windows are not to be opened in cold weather below zero degrees Celsius to prevent damage to heating pipes. Not to place tin foil on windows.
  9. To arrange for daily inspection of the premise when accommodation is unattended for more than forty-eight (48) hours.
  10. To give the Landlord prompt notice of any defects, of breakage in structure or fixtures of said premises. Any water leaks to be reported immediately.
  11. Not to make any alterations, additions, or do any re-decorating without the written consent of the Landlord.
  12. Not to place anything in windows, window ledges or balcony rails of said premises which could cause personal injury.
  13. Not to move furniture or material into or out of the said premises without first notifying the Building Manager. The moving thereof shall be under direction and control of the Landlord's agent.
  14. Not to keep any animals of any description in the said premises without written consent of the Landlord.
  15. 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, and theft of/or damage to such property.
  16. Storage space will be in designated areas only. 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.
  17. 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.
  18. 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.
  19. The Tenant agrees to carry insurance for his own personal property and liability, and will not cause the rate of insurance on the said property to increase.
  20. Not to install, permit or allow anyone to install special light fixtures, air conditioning, appliances, ventilating fans or any electrical or mechanical equipment without written consent of the Landlord. Not to change the locks without the written permission of the Landlord.
  21. Water beds and aquariums are not allowed unless full insurance coverage is provided and proof of the same is supplied to the Landlord.
  22. All other terms and conditions of this lease are as per Form 3, Schedule 1 of the Residential Tenancies Act
  23. The tenant will maintain the yard and grounds surrounding the demised premises in a satisfactory condition, if applicable.
  24. That tenant's assigned parking shall be used for licensed, operable, non-commercial vehicles only.
  25. Not to consume or store alcoholic beverages within the common areas of the said building or upon the grounds adjacent to the said building.
  26. Not to smoke, vape or intentionally burn any substance within the property, including common areas (hallways, stairways, laundry room, interior and exterior entrances) and not within 10 meters of all entrances and exits. Not to grow marijuana in the property
  27. Not to use any part of the common areas and/or building grounds (unless specifically designated as a storage area by Landlord) to store/hold personal belongings.
  28. To notify the Building Caretaker and/or Landlord of any guests that will be staying in the leased premises longer than seventy-two (72) hours.
  29. Not to allow persons other than those listed herein to occupy the said premises without the prior consent of the Landlord.
  30. The tenant is responsible for having the carpets professionally steam cleaned upon vacating. Failure to do so will result in the cost being deducted from the security deposit.
  31. That if the keys are not returned at the end of the tenancy, the tenant will have the cost to re-key the locks deducted from the security deposit at a rate of \$50.00 per lock.
  30. Notice to terminate the tenancy agreement shall be in writing, and signed, identifying the premises to which the notice shall be applied and stating the date when the tenancy is to terminate. The notice shall be given in writing no later than the last working day of any month for the following full month. Where joint tenancy exists, both tenants will be held responsible to fulfil this contract. Tenants must vacate the suite by NOON on the last day of the month.
- IT IS FURTHER UNDERSTOOD AND AGREED that the Landlord or agent shall be under no liability to the Tenant 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 if the Tenant decides against leasing the demised premises, failure to give notice of cancellation within twenty-four (24) hours after the execution of this lease, and commencing at 12:00 Noon on the day of the dating, the Tenant must forfeit a portion or all the deposit submitted with this lease/application.
- IT IS AGREED this lease is not in effect unless it has been approved and executed by the Landlord.
- THE LEASE, when executed, contains the entire agreement between the parties hereto and neither party shall be bound by any oral statements or representations, by way of inducement or otherwise not herein contained.
- The tenant has viewed the premises and by execution of this lease, accepts the condition of the same except the following:

X \_\_\_\_\_  
Applicant (signature required at time of application)

X \_\_\_\_\_  
Co-applicant (signature required at time of application)

**To be signed after approval and to acknowledge receipt of a copy of this Application/Lease Agreement, CFA, PBLA & Form 3, Schedule 1**

X \_\_\_\_\_ &/or X \_\_\_\_\_  
Applicant (signature required at time of receipt) Co-applicant (signature required at time of receipt)