



2140 King St. E., Hamilton, ON, L8K 1W6
 905 544 1200
 info@valeryhomes.com
 valeryproperties.com

VALERY PROPERTIES RENTAL APPLICATION

Dated _____

TO: Valery Properties 2140 King Street East, Hamilton, ON L8K 1W6 (Landlord)

1. APPLICANT(S) CURRENT ADDRESS

(1) _____
 (Name) (Apt. No.) (Street) (City) (Province) (Postal Code)

Mobile _____ Business _____ email: _____

(2) _____
 (Name) (Apt. No.) (Street) (City) (Province) (Postal Code)

Mobile _____ Business _____ email: _____

2. RENTAL PREMISES APPLIED FOR: UNIT TYPE _____

Suite No. _____ Address: _____ City: _____

Parking privileges required for private automobile(s) (specify number of spaces in each category): ___ Outside ___ Underground ___ Covered ___ Garage

3. PROPOSED OCCUPANT(S) [in addition to Applicants]:

Names	Birth (D/M/Y)	Names	Birth (D/M/Y)

Term to commence _____ Term to end _____

Date accommodation required _____

4. RENTAL INFORMATION

Monthly Rental	\$
Parking	\$
Air Conditioner	\$ N/C
Appliances	\$
Additional services - specify	\$
TOTAL MONTHLY RENT	\$

RENTAL INCENTIVE

If the Rental Premises are subject to rental discounts shall be \$ _____ which shall be given as follows:

 A **Prorated Rent** of \$ _____ is to be covered in advance to cover the period from :
 _____ to _____

The Applicants agree to pay for 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): (specify Y or N)	Electricity	Water Heater Rental	
	Water	Cable	
	Gas	Internet	
	Heat	Other:Phone _____	

4. (ii) SUMMARY OF MONIES TO BE PAID

First Month's Rent	\$
Pro-Rated Rent	\$
Contract Deposit – Last Months rent	\$
Refundable deposits (laundry, entry, key/card):	\$
TOTAL	\$
Amount received with rental application:	\$

I/We hereby certify the information provided above and on the reverse of this form (Applicant's Particulars) to be true. I/We agree and acknowledge that upon acceptance of this Rental Application by the Landlord, I/We shall hereby be bound to a Tenancy Agreement with the Landlord on the terms and conditions set out in this Rental Application and shall further be bound to all of the terms and conditions of a Tenancy Agreement incorporating the above terms into the Landlord's usual form which I/We have been given the opportunity to review. It is further agreed and acknowledged that upon acceptance of this Rental Application by the Landlord, the Contract Deposit shall be deemed to be a Rent Deposit and applied towards the rent of the last month of the tenancy created by such acceptance. **I/We acknowledge that, before taking possession, I/We shall provide proof of obtaining Tenants' Liability and Contents Insurance to the Landlord.**

If the Landlord is unable to give possession of the rented premises on the date of commencement of the term for any reason, the Landlord shall not be subject to any liability to the Applicants and shall give possession as soon as the Landlord is able to do so. The rent shall abate until possession of rented premises is offered by the Landlord to the Tenant. Failure to give possession on the date of commencement shall not in any way affect the validity of the Tenancy Agreement, the obligations of the Tenant or in any way be construed to extend the term of this Tenancy Agreement. Upon acceptance of this Rental Application by the Landlord, this Rental Application by the terms of clause 27 of the Tenancy Agreement is deemed to form part of the Tenancy Agreement. Any omission or misstatement by the Applicants in this Rental Application may result in the termination of your tenancy by the Landlord even after occupancy has been taken. Internet has no monetary value or value of any kind and may not be redeemed for cash.

The Applicant hereby gives permission to the Landlord or his Agent to use the information collected herein to obtain a consumer report; to contact employers, previous landlords, references; to contact agencies that provide landlord information; to enforce the terms of any Tenancy Agreement that may be subsequently entered into with the Applicant; or to reasonably use it otherwise to assess this Rental Application. It is agreed that where this Application is rejected, the Landlord shall not be required to give reasons, therefore.

 (Witness)

 (Applicant 1)

 (Witness)

 (Applicant 2)

ACCEPTANCE: The Landlord hereby accepts this Rental Application/Offer to Lease for the Rented Premises as herein described.

 (Date)

 (Valery Properties Agent)

APPLICANT PARTICULARS

Particulars	Applicant 1	Applicant 2
Social Insurance No.		
Date of Birth (D/M/Y)		
Employer's Name		
Address		
Telephone		
Length of Employment		
Occupation		
Annual Income		
Previous Employer's Name		
Previous Employer's Phone		
Length of Employment		
Other Income or Assets (Child Tax Credit/ Assistance/ Support)		
Present Landlord's Name		
Present Landlord's Phone Number		
Years lived at present address?		
What is your previous address?		
Years lived at previous address?		
Name of Previous Landlord (if less than 3 years)		
Phone # of Previous Landlord		
Name of Bank		
Branch		
Account Number(s) and Type		



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(Please Specify) Year, Make and Colour of Auto		
License No. (Auto)		
Driver's License No.		
Photo ID Provided (specify type)		
REFERENCES in full: Two personal and one credit other than the aforementioned Bank		
NAME		
ADDRESS		
PHONE		
NAME		
ADDRESS		
PHONE		
NAME		
ADDRESS		
PHONE		

IN CASE OF EMERGENCY, Contact next of kin:

NAME		
ADDRESS		
PHONE		
RELATIONSHIP		

I/We acknowledge that the rent charged for the Rented Premises was negotiated based on the number of occupants as set out in our application and agree to limit the number of occupants accordingly. I/we accept that the personal information collected in this application shall be recorded and administered in accordance with the Landlord's Privacy Policy, notice of which has been given as a schedule to this application. I/We certify that the above information and representations are complete and correct and are intended to be relied upon by the Landlord in its consideration of whether to accept my/our offer to lease.

 (Applicant 1)

 (Applicant 2)

FOR OFFICE USE ONLY	
Approved	Declined

 Witness

 Witness

SCHEDULE "A"

Residential Rental Application Privacy Consent Form

*(For one or two co-tenancy applicants otherwise complete a separate application) **

Definitions: Information**

The word "**Information**" means credit information, personal information, and information about the services you use that are provided by **the Landlord as listed in this rental application** and information relating to your tenancy at **the Premises applied for in this rental application** including information regarding the duration of your tenancy, monthly rent, emergency contacts and any matters relating to your lease/tenancy agreement, including misrepresentations relating to, defaults under and/or breaches of your lease/tenancy agreement or any other matter experienced by The Landlord.

"**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-occupant's/spouse's/same-sex partner's name and age, number of dependants, particulars of education or professional qualifications, field of employment, places of employment, previous places of employment, employment durations, estimated income, paying 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 information gathered from references (provided by you to The Landlord) concerning your character, reputation, physical or personal characteristics or mode of living or about any other matter or experience 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 tenancy and/or credit report conducted by **Rent Check Credit Bureau** and as permitted or required by law. You expressly authorize **Rent Check Credit Bureau** to provide Credit 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 Credit Information about you to **Rent Check Credit Bureau**, as permitted or required by law, for inclusion within a database of rent-roll information and within a tenancy file on you, for purposes of:
 - tenant reporting and credit reporting in accordance with provincial credit and consumer reporting acts;
 - establishing a credit history and or rental history;
 - maintaining aggregate statistical data for purposes of tenancy and credit scoring; and
 - supporting the credit approval process in accordance with governing legislation.
- 4. You** expressly authorize **Rent Check Credit Bureau** to retain positive Credit Information regarding you for the purposes outlined in section 3 above, for up to 20 (twenty) years.

Negative Credit Information shall be maintained on record in accordance with provincial credit and consumer reporting acts.

5. 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 sections 1 to 5.

Please provide your consent by checking the following box and signing in 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.

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.

X _____
Applicant's Signature

X _____
Co-Applicant's Signature

X _____
Print Name

X _____
Print Name

X _____
Date (yyyy / mm / dd)

X _____
Date (yyyy / mm / dd)

***Signature space is provided for applicant and co-applicant however Rent Check suggests that if more than 2 applicants that the landlord provides additional tenancy applicants with a separate copy of this Residential Rental Application for completion.**

****DISCLAIMER: Rent Check does not represent, warrant, or guarantee that this Consent Statement will be valid or enforceable in all circumstances or for every landlord. Each individual landlord should modify the language of this Consent Statement to suit their individual circumstances and should obtain legal advice regarding the appropriate consent to be obtained from their prospective tenants.**



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LANDLORD REFERENCE

*Please return this form with your completed rental application. Failure to provide this document with your application will deem it to be an incomplete rental application and may result in the application not being processed or accepted.

Your Name: _____

Your Current Address: _____ Unit # _____

Current Rent Amount: _____ Parking Cost: _____

How long has tenant lived at this address? _____

Has tenant given notice to vacate unit? Yes _____ No _____

Does rent get paid when due? Yes _____ No _____

Has the tenant had any returned cheques (NSF) Yes _____ (# _____) No _____

Does the tenant maintain a clean unit? Yes _____ No _____

Does the tenant have any complaints on file? Yes _____ No _____

LANDLORD INFORMATION

Management Company (if applicable): _____

Site Rep/ Superintendent Name: _____ Tel No. _____

Thank you in advance for your cooperation.

Valery Properties Management



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PARKING RENTAL APPLICATION

Tenant's Name: _____

Address: _____ Suite # _____

I, _____ would like to **RENT** parking spot(s) # _____

Vehicle Make: _____ Vehicle Model: _____ Year: _____

Colour: _____ License Plate: _____ Effective Date: _____

Please note first and last month deposit is required for a parking spot additionally a \$75 refundable deposit is required for the garage door openers if applicable.

My cheque/money order in the amount of \$ _____ is attached. (First and last month and \$75 refundable deposit)

Parking fees are \$ _____ per month per spot until the next legal rent increase date. Payment is due on the first of each month and may be added to your monthly rent cheque or your monthly pre-authorized payment.

If you wish to cancel this parking spot it must be done in writing, allowing **thirty (30)** days notice, beginning at the first of the month. I understand that failure to arrange cancellation of parking without proper notice will result in additional billing.

Parking is at the tenant's own risk. Valery Properties accepts no responsibility for damage or theft incurred on the premises.

I have read and understood the above and agree to adhere to the conditions as stipulated.

I am currently set up on Pre-Authorized Payment. Please add my new (monthly) parking charges to the amount withdrawn from my account every month.

 Tenant's Signature

 Date

 Building Representative

 Date



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Valery Properties

PRE-AUTHORIZED PAYMENT AGREEMENT

PLEASE COMPLETE AND RETURN WITH A **SAMPLE CHEQUE**
 MARKED VOID

Payors Information

Last and first name(s) of account holder(s)			Telephone No.
Address (street, city, province)			Postal code
The name of the financial institution where the account is located	Institution No.	Transit No.	Account No. (with check digit)

Payee – Contact information

Name of organization - legal name Valery Properties	c/o or e-mail address VALERY PROPERTIES	
Address (street, city, province) 2140 KING STREET EAST,HAMILTON,ON	Postal code L8K 1W6	Telephone No. 905-544-1200

Services – Category

These services are for (check one) Personal Business

Withdrawal authorization

I/We, the undersigned authorize _____ Legal Name _____ to draw **variable** amounts on my/our accounts for rent payments pursuant to my/our tenancy agreement. Frequency to be: _____ **FIRST BUSINESS DAY OF EACH AND EVERY MONTH**

Waiver:
 I/We have received a copy of this Agreement and waive all other confirmation before the first payment.

Change or cancellation:
 I/We shall inform the Payee, in a timely manner, of any changes to this Agreement.
 I/We retain the right to revoke my authorization at any time, with a pre-notification of 30 days. To obtain a sample of the cancellation form or for more information on my right to cancel a PAD Agreement, I may contact my financial institution.
 I/We agree that the financial institution at which I maintain the account is not required to verify that the payment is debited in accordance with this authorization. I also certify that every person whose signature is required for the operation of the aforementioned account has signed this authorization.
 I/We acknowledge that the delivery of this authorization to the Payee constitutes delivery by me to the aforementioned financial institution.
 I/We have certain recourse rights if any debit does not comply with this agreement. For example, I/We have the right to receive reimbursement for any PAD that is not authorized or is not consistent with this PAD Agreement. To obtain a form for a Reimbursement Claim, or for more information on my/our recourse rights, I/We may contact my/our financial institution or visit www.payments.ca.

Consent to disclosure of information

I/We hereby consent to the disclosure of the information contained in my pre-authorized debit enrolment agreement to the financial institution, provided such information is directly related to and required for the smooth application of the rules governing pre-authorized debits.

Signature of account holder(s)

Date

IMPORTANT: Attach a personal cheque marked “VOID” to avoid errors in transcription. If you change your account or financial institution, please advise the payee organization.