

OFFER TO LEASE

MUST BE RETURNED COMPLETE WITH ALL DOCUMENTS WITHIN 48 HOURS

Agreement made this _____, 2016

BETWEEN

Landlord
Bentley Investments Ltd. _____

and Tenant(s)
(1) _____

100, 825 – 8 Avenue SW _____
hereinafter referred to as the "Landlord"

(2) _____
hereinafter referred to as the "Tenant"

PREMISES

The Tenant hereby offers to lease the residential property described as: **Apt No. _____, 825 8 Avenue SW, Calgary, Alberta, T2P 2T3** Hereinafter referred to as the "premises" for use and occupancy as residential premises only and rented on the following conditions.

TERM

Fixed Term Tenancy: The term of this lease commences at 12:00 o'clock noon on _____ and ends at 12:00 o'clock noon on _____. The Premises must be vacated at 12:00 noon on the last day of the term. The unit must be left in clean condition and the carpets professionally cleaned.

RENT

The Tenant shall pay rent on or before the 1st of each month during the term of the lease at the office of the Landlord noted above at a monthly rent of \$ _____. **Parking is through Indigo 403.269.7275**

CONDITIONS

- (a) The Landlord hereby acknowledges receipt of the sum of \$ _____ to be applied to the first month's rent in the event the tenant's application is approved, and no interest shall be paid to the tenant. The Landlord has FIVE business days to process the Application. A service charge of \$200.00 will be charged if the applicant cancels the offer before the expiry time for acceptance.
- (b) If the landlord approves the tenant's application, the tenant agrees to occupy the premises subject to the provisions of the Residential Tenancy Agreement and this Offer to Lease.
- (c) If the landlord approves the tenant's application and the tenant violates the conditions of occupancy or fails to take occupancy, the tenant agrees to forfeit the money previously paid to the landlord, and which was intended to be applied to the first month's rent not as a penalty, but as a pre-estimate of liquidated damages.
- (d) If the landlord does not approve the tenant's application, the landlord will forthwith return the money previously provided by the tenant, and which was intended to be applied to the first month's rent without interest or deduction.
- (e) If the tenant application is approved by the Landlord, the tenant agrees to pay to the Landlord a Security Deposit in the amount of one months rent prior to the tenant taking possession of the premises. Should the application be accepted and the applicant changes their mind the deposit will be forfeited by the applicant.
- (f) The Tenant agrees to pay a fee of up to \$50.00 for any cheques that are not accepted by the bank, or for payments of rent received after the 1st of each month.
- (g) The Landlord has up to 30 days after the tenant takes occupancy to have any repair/renovations done to the unit.
- (h) The Tenant shall pay a NON REFUNDABLE pet fee for animals approved by the Landlord.

THE TENANT SHALL BE RESPONSIBLE FOR THE FOLLOWING:

- (1) The cost of all utilities that are submetered.. (x) Electrical () Water () Heat
- (2) The cost of repairing, or replacing, plugged toilets, sinks, light bulbs, any vandalism, etc. caused by the tenant or guests.
- (3) The Tenant agrees to keep all appliances, fixtures, finishes, etc. in good and proper repair and maintenance.
- (4) The cost of cleaning, repairing or replacing damaged or stained floor coverings, counter tops, door or other finishes in the premises and common areas caused by the tenant or guests.
- (5) Leaving the premises in as good condition as when they entered, reasonable wear and tear expected
- (6) The Tenant will not make or permit any disturbances or noise by occupants and visitors in the building.
- (7) If the keys are not returned or the premises not vacated at the end of the term the Tenant agrees to pay an additional fee.
- (8) All persons residing in the premises will be registered with the Landlord within 7 days.
- (9) The Tenant will not keep any pets in or about the premises without the written permission of the Landlord.

REPRESENTATION

The Tenant represents and warrants that the information given on this offer to lease, lease or attachments hereto is true, correct and complete. The Tenant authorizes the Landlord to verify and obtain such verification of the Tenant's credit as may be necessary. When signed, the Tenant agrees to the conditions of this agreement. The tenancy created by this agreement is conditional to the Landlord's approval and verification of the information contained on the back side of this form (Personal information), unless otherwise waived by the Landlord in writing. The tenancy created by this agreement is governed by the Residential Tenancies Act and if there is a conflict between this agreement and the Act, the Act prevails.

SIGNATURES

FOR THE LANDLORD PER _____

TENANT _____

TENANT _____

This offer to lease is accepted this _____

PERSONAL INFORMATION (PLEASE PRINT)

APPLICANT

CO-APPLICANT

Name In Full		
Present Address		
Birth Date		
Social Insurance Number		
Phone Numbers Home		
EMAIL ADDRESS		
Emergency Contact (relatives)		
Address		
Phone Number		
Driver's License (copy for file)		
Vehicle (model, year, colour)		
License plate number		

EMPLOYMENT INFORMATION

Present Employer		
Address		
Contact Name		
Telephone Number		
Length of employment		
Occupation		
Gross monthly salary		

RENTAL HISTORY UP TO FIVE YEARS PREVIOUS

Present Landlord		
Contact Name		
Telephone Number		
Address		
Length of Occupancy		
Reason For Leaving		
Previous Landlord		
Contact Name		
Telephone Number		
Address		
Length of Occupancy		
Reason For Leaving		

PETS

Type of pet, weight, copy of license required (\$250.00 pet fee per pet and an additional \$25.00 per month for pets.		
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CONTACTS – REFERENCES, FAMILY OR FRIENDS

NAME	RELATION TO YOU	PHONE NUMBER	COMPLETE ADDRESS

CREDIT HISTORY

Bank – Branch	
address	

We the undersigned warrant the truth, completeness and accuracy of the foregoing Information and hereby authorize and consent to **Bentley Investments Ltd.** obtaining further information about me/us and to check the information that has been given by me/us. **Bentley Investments Ltd.** may also disclose information about me/us to credit bureaus, other persons with whom I/we have or propose to have financial dealings, my/our employer, and previous landlords, for the purpose of checking and verifying my/our employment Information, rental history and credit history in order to approve my/our tenancy. **Bentley Investments Ltd.** may disclose Information about me/us if it believes the disclosure is required by law. I/We agree that the Information so received and this application may be retained by **Bentley Investments Ltd.**

DATE: _____

SIGNATURE: _____

SIGNATURE: _____