

# RESIDENTIAL TENANCY APPLICATION

#1203 490 2<sup>nd</sup> Avenue South, Saskatoon

(Rental property address)

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Rent is \$ \_\_\_\_\_ per month,  
plus parking \$ \_\_\_\_\_ per month  
plus other (specify \_\_\_\_\_) \$ \_\_\_\_\_ per month  
Total cost per month: \$ \_\_\_\_\_

The following utilities are included in the monthly rent:

Condo Fees, Water, Garbage/Recycling

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It is the tenants' responsibility to pay for any utility or service that the rental agreement does not expressly list as included in the rent.

The Landlord may require the Tenant to show proof of tenant's liability insurance.

The property is no smoking and no pets are permitted on the premises. Lease term is one year. Yard and deck are considered common area, however hot tub is for owner's use only. Other essential terms include the following. Please refer to the rental agreement for a comprehensive list:

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After reviewing and/or signing the Landlord's rental agreement, the Applicant must pay an Application Deposit of \$ 50 \_\_\_\_\_ that will be applied to the first month's rent if this tenancy is accepted. If this tenancy is not accepted, the application deposit will be returned in full. If the Applicant fails to enter a tenancy with the Landlord after the application is accepted, the application deposit is forfeited to the Landlord.

The Applicant may demand the return of his or her application deposit if the Landlord has not made a decision to accept or reject the application within two business days.

The Landlord will communicate the decision to accept or decline the application by phone or by e-mail using the contact information the Applicant provides in the application.

If the tenancy application is accepted, the Applicant will sign the Landlord's rental agreement and pay at least \$ \_\_\_\_\_ of the \$ \_\_\_\_\_ Security Deposit to the Landlord within one business day or by an alternate date agreed to by both parties. The full sum of the security deposit must have been paid within 60 days of entering tenancy. The first half of the security deposit is to be paid in cash or certified funds are required before the Landlord will sign the rental agreement and agree to enter a tenancy.

If the application is accepted, the Applicant is encouraged to set up direct deposit or provide a series of postdated cheques to ensure timely rent payments each month. **However, the first month's rent must be paid in cash or certified funds.**

**The Landlord takes measures recommended by local law enforcement authorities to deter illegal drug operations found in residential property. One of these measures includes periodically inspecting the property as permitted by provincial tenancy law.**

Applicant has read this page in full and understands its contents. Applicant must initial here \_\_\_\_\_





**PETS:**

List all pets, breed specification(s), weight or expected adult weight and indicate whether or not the pet has been spayed or neutered.

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Applicant must initial here if he or she does not own pets \_\_\_\_\_.

The Applicant authorizes the person or firm to whom this application is submitted to perform a credit check and to obtain other information about the Applicant as may be deemed necessary in connection with the establishment and maintenance of a residential tenancy as well as to enforce legal and financial requirements that may arise as a result of the tenancy. The Applicant authorizes the Landlord to contact the stated references and to obtain relevant information about the Applicant. All personal information is held confidential.

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The Applicant declares all the application information to be true and accurate.

Applicant's Signature

Date Signed

**Applicant must read agreement in full before signing the offer to rent**

Notes for Landlord:

Was photo ID shown? \_\_\_\_\_ Indicate type of photo ID \_\_\_\_\_

Any other notes: \_\_\_\_\_

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