

RENTAL APPLICATION

The View at Kearney Lake Apartments



INSTRUCTIONS

Please complete all sections on both pages. Please print all information. Mark "N/A" in any blanks that do not apply.

Interior Parking (\$100/month) Yes _____ No _____		Storage Locker (\$100/month) Yes _____ No _____	
Building Address 419 Kearney Lake Road, Bedford		Unit #	Rental Rate
Date Required:			
PERSONAL INFORMATION			
APPLICANT'S Full Name:			H Phone #
First	Initial	Surname	W Phone #
SIN	Date of Birth (M/D/Y)	Email:	
CO-APPLICANT'S Full Name:			H Phone #
First	Initial	Surname	W Phone #
SIN	Date of Birth (M/D/Y)	Email:	
OTHER RESIDENTS (INCLUDE CHILDREN)		RELATIONSHIP	AGE
1.			
2.			
3.			
PET INFORMATION – NO PETS PERMITTED WITHOUT AUTHORIZATION FROM LANDLORD			
\$250.00 (ONE-TIME PER PET) PET RENT REQUIRED			
TYPE OF PET (ONLY 1 DOG PER UNIT IF APPROVED) (NO MORE THAN 1 CAT)		WEIGHT OF PET (NOT TO EXCEED (12 KILOGRAMS))	
RESIDENTIAL HISTORY			
Present Address: (Applicant)	Street	City & Province	Postal Code:
How long there:	Rent amount		
Landlord	phone #	Reason leaving:	
Previous Address:	Street	City & Province	Postal Code:
How long there:	Rent amount		
Landlord	phone #	Reason leaving:	
INCOME/EMPLOYMENT INFORMATION			
APPLICANT'S Income/Employment Information		THIS SECTION MUST BE COMPLETED	
Status: <input type="checkbox"/> Full Time <input type="checkbox"/> Part Time <input type="checkbox"/> Student <input type="checkbox"/> Retired <input type="checkbox"/> Unemployed <input type="checkbox"/> Other			
Employer	<input type="checkbox"/> Current <input type="checkbox"/> Previous	Length of Employment	
Employer's Address	Employment Income Amount		
Supervisor/Caseworker (include phone number)	Retirement Income <input type="checkbox"/> Amount Other Income <input type="checkbox"/>		
CO-APPLICANT'S Income/Employment Information		THIS SECTION MUST BE COMPLETED	
Status: <input type="checkbox"/> Full Time <input type="checkbox"/> Part Time <input type="checkbox"/> Student <input type="checkbox"/> Retired <input type="checkbox"/> Unemployed <input type="checkbox"/> Other			
Employer	<input type="checkbox"/> Current <input type="checkbox"/> Previous	Length of Employment	
Employer's Address	Employment Income Amount		
Supervisor/Caseworker (include phone number)	Retirement Income <input type="checkbox"/> Amount Other Income <input type="checkbox"/>		

REFERENCES

Bank Branch & Account # (Applicant)		Bank Branch & Account # (Co-Applicant)	
Bank Address / Phone #		Bank Address / Phone #	
Personal Reference (Applicant)	Address	Phone #	
Personal Reference (Co-Applicant)	Address	Phone #	

AUTOMOBILES

MAKE / MODEL	YEAR / COLOR	LICENSE PLATE NUMBER	PROVINCE
1.			
2.			

OTHER INFORMATION

In Case of Emergency Contact (Applicant)		Phone #
Address		Relationship
In Case of Emergency Contact (Co-Applicant):		Phone #
Address		Relationship
NOTE: Upon execution of the lease and occupancy of the premises by the tenant, the deposit shall become the Security Deposit. ----security deposit waived		
Do you know of any judgments against you?		If yes, please explain:
Yes	<input type="checkbox"/>	_____
No	<input type="checkbox"/>	_____
Have you ever declared bankruptcy?		If yes, please explain:
Yes	<input type="checkbox"/>	_____
No	<input type="checkbox"/>	_____

I/we know that I/we have the right to verify the above information about me/us held by credit reporting agencies, that the Landlord and its agents are entitled to rely on such credit reports as being correct, and I/we release any claim I/we may have arising from reliance on that information.

I/we hereby give irrevocable permission to the Landlord or its agents to obtain at any time a consumer/credit report about me/us, to contact previous landlords to obtain formation about my/our previous tenancies, to contact agencies that provide landlord information, to contact my references, and to take any other reasonable steps necessary to assess this rental application or for any amendment or renewal of my/our tenancy. I/we provide my/our irrevocable consent to the Landlord or their agents to disclose information from my rental application and information arising from any tenancy between us to any third party for the purpose of contributing information to a database of tenant information to be used in providing consumer/credit reports.

If accepted, I/we undertake to execute a yearly lease in the approved standard form of the province. If, after being notified of acceptance, I/we cancel this agreement to occupy, the security deposit is forfeited as liquidated damages and not as a penalty. It is the responsibility of the tenant to insure his/her unit and its contents.

I have read and understood these conditions.

Applicant Signature

Date

Co-Applicant Signature

Date

PLEASE ATTACH YOUR COMPLETED CONSENT FORM TO THIS APPLICATION.

THE LANDLORD (OR ITS AGENT) RESERVES THE RIGHT TO REJECT THIS APPLICATION AT ITS OWN DISCRETION.

FOR OFFICE USE ONLY

REFERENCE VERIFICATION	APPLICATION	DEPOSITS	
<input type="checkbox"/> Present Address <input type="checkbox"/> Co-Resident <input type="checkbox"/> Previous Address <input type="checkbox"/> Employment <input type="checkbox"/> Personal References	<input type="checkbox"/> Approved <input type="checkbox"/> Not Approved Date: _____ Initials: _____	Date	Amount
		_____	_____
		_____	_____

CONSENT FORM

Building Address	Unit #	Rental \$ Rate	Date Req'd
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I / we hereby give permission to the Landlord or their Agent(s) to obtain a consumer / credit report about me / us, to contact previous landlords to obtain information about my / our previous tenancies, to contact agencies that provide landlord information, to contact my references, and to take any other reasonable steps necessary in order to

- Assess this Rental Application
- Assess any renewal or extension of my / our tenancy
- Pursue any future outstanding debt

I / we also provide my / our consent to the Landlord or their Agent(s) to disclose information in my Rental Application and information arising from any tenancy between us to any third party for the purposes of providing a consumer / credit report or contributing information to a database of tenant information made available to landlords or their agents.

I / we hereby agree that any service of documentation may be delivered / served to and accepted on my / our behalf by my next of kin or any persons residing in my / our residence.

I / we also hereby agree that upon approval of my / our rental application by the Landlord, a color copy of my / our photo identification must be submitted to the Landlord as proof of identification and will be attached to my / our lease agreement.

Applicant's Name (please print)

Applicant's Signature

Witness

Date

Co-Applicant's Name (please print)

Co-Applicant's Signature

Witness

Date

To be completed by Superintendent

**REAL ESTATE 360 PROPERTY ADVISORY LIMITED
APPLICANT INFORMATION VERIFICATION FORM**

Superintendents are to research and verify all background information provided. Once completed, this form is to be signed, attached to the application and forwarded to our main office for further review and processing. This form is to be completed for every applicant applying for the apartment, their Co-signer (if applicable) and sublet applicants. Applications will not be processed without this form.

Applicant or Sublet Applicant

Building: _____ Apt. #: _____

Applicant's Name: _____

Current Address & Tenancy Verified: _____ Landlord: _____

Representative of Landlord Spoken to: _____

Has Tenant paid rent on time? _____ Has Proper Notice to Vacate been Given? _____

Have There Been Any Tenancy Issues: _____

Previous Address & Tenancy Verified: _____ Landlord Representative: _____

Was Rent Paid On Time? _____ Current Employment Information Verified: _____

Representative of Employer Spoken to: _____

Signature Verified from Photo ID: _____

Co-Applicant

Co-Applicant's Name: _____

Current Address & Tenancy Verified: _____ Landlord: _____

Representative of Landlord Spoken to: _____

Has Tenant paid rent on time? _____ Has Proper Notice to Vacate been Given? _____

Have There Been Any Tenancy Issues: _____

Previous Address & Tenancy Verified: _____ Landlord Representative: _____

Was Rent Paid On Time? _____ Current Employment Information Verified: _____

Representative of Employer Spoken to: _____

Signature Verified from Photo ID: _____

Co-Signer

Current Employment Information Verified: _____

Representative of Employer Spoken to: _____

Signature Verified from Photo ID: _____

I hereby acknowledge that I have verified the above applicant's information as outlined above.

Superintendent's Name

Date

**** Please include any additional pertinent notices on reverse.**

**RULES AND REGULATIONS REGARDING PETS AT
THE VIEW AT KEARNEY LAKE ROAD APARTMENTS
419 KEARNEY LAKE ROAD, BEDFORD, NS**

No pets or animals, referred to herein as “Pet” or “Pets”, shall be kept or maintained in or about The View Luxury Apartments, herein referred to as “The Property”, except as allowed by the sole discretion of the Landlord, subject to the following terms and conditions:

1. No pet shall be permitted in the units, without written authorization from the Landlord.
2. If approved, only **one (1) pet is permitted per unit.** No puppies. **The weight of the dog must be (20 lbs)** or less. No kittens. Cat must be neutered.
3. All pets should be identified and added to your lease agreement. The Landlord reserved the right to refuse a pet and limit pets to cats and dogs. Snakes and other reptiles are strictly prohibited.
4. Pets shall NOT be permitted or maintained in the hallways and/or other common areas (including by not limited to social/common room, exercise room). Pets are NOT to be left unattended or foul on unit balconies.
5. Pets, except for seeing-eye dogs, are NOT permitted in the main lobby or other public areas at any time, except during times of emergency. When exiting the building with pets, residents are expected to use the side entrance or parking garage entrance only, NOT the main entrance. When entering the building with pets, residents should use the main door in the parking garage.
6. Pets shall ALWAYS be leashed. Pets are NOT permitted to run free on the property.
7. The pet must be kept in good health and free from disease, parasites and fleas.
8. Pets must NOT be curbed near the building, walkways, shrubbery, gardens or any other public space on the property. Pets must be walked off the property and are not permitted on the grassed area of the building.
9. Whenever it is necessary to bring a pet onto an elevator, residents are expected, wherever possible, to pick up the pet and hold it for the duration of the time in the elevator. Pet owners must be considerate of others in the elevator who may not be comfortable sharing an enclosed space with an animal.
10. Pets must be under the control of their respective owners or other responsible persons at all times. Owners should bear in mind that not all other residents will be comfortable with pets, no matter the size of the animal. Pet owners must be considerate and respectful of residents and their guests with animal phobias and/or allergies.

Landlord	Tenant

11. Visiting guest of The View are **NOT** permitted to bring pets into the building without written permission from the Landlord. All visiting pets must abide by the rules pertaining to pets as herein specified. Residents assume all responsibility for pets belongings to their visitors or guests. **NO LARGE DOGS PERMITTED.**
12. Please do not leave your pet unattended for extended periods of time without someone checking on them.
13. Should a pet cause nuisance or create a disturbance, i.e. barking, chewing, scratching, chasing, threaten anyone in any manner, etc. residents will be given a verbal notification. Further nuisance will result in written notice to the resident and may result in the removal of the pet at the discretion of the Landlord/Building Owner/Resident Manager.
14. Should the Landlord face the situation of a dog biting, we will ask the resident to make alternative living arrangements for the pet on an immediate and permanent basis. Unfortunately, we cannot risk this happening twice.
15. Any damages above and beyond normal wear and tear caused by the pet will be the responsibility of the resident.
16. As a pet owner you are responsible for all liability caused directly, or indirectly, by your pet. The Landlord/Building Owner/Resident Manager is not liable for any instance that may arise from the actions of your pet.
17. We ask that you respect the needs of those residents requiring assistance through the use of service/therapy dogs, as well as hearing or seeing dogs. Some consideration has to be extended in order to provide these residents with an acceptable living environment.

The right to maintain a pet, subject to the conditions herein set forth, is in the nature of a conditional license and is subject to revocation and termination at any time by the Landlord, in its sole discretion, if such pet is either vicious, is annoying other owners, is otherwise a nuisance, or upon failure of an owner to comply with the Rules and Regulations Regarding Pets. Please note: Without exception we do not permit birds, rabbits, guinea pigs, hedge hogs or reptiles in The View. Only ONE pet per unit, either a small dog or cat is permitted as stated above.

Pet Breed: _____ Age of Animal: _____

Weight: _____ Name of Pet: _____

Unit: _____

Resident Signature: _____

Resident Signature: _____

Date: _____
M/D/Y

Landlord	Tenant

CONSENT FORM

Building Address	Unit #	Rental Rate	Date Req'd
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Applicant's Name (please print)

Date

Applicant's Signature

Witness

Co-Applicant's Name (please print)

Date

Co-Applicant's Signature

Witness

REAL ESTATE 360

PROPERTY ADVISORY