

RENTAL APPLICATION CHECKLIST:

Thank you for renting an Ivy Homes Ltd., property from us

- ☐ Send deposit to kim@terryguest.com
 - Please make the password: **student**
 - Please make a note on the eTransfer saying: **(ADDRESS), put your first and last name**
- ☐ Fill out Rental Application
- ☐ Fill out Tenant Contact Information Form
- ☐ Fill out Parental Guarantor Form (signed by guarantor)
 - The guarantor MUST be a Canadian citizen and the parent of the individual renter
- ☐ Send 2 pieces of Government photo ID
 - Drivers license, health card, passport
- ☐ Send Student ID
- ☐ Send Proof of Enrollment
- ☐ Send 2 pieces of Government photo ID for parental guarantor
 - Drivers license, health card, passport
- ☐ Snow Removal Agreement

If possible, please email entire package in ONE email to your rental representative making all files formatted to PDF. Do not send through Google Drive as these cannot be opened by the office

Once your entire group has submitted all paperwork and deposits, a staff member from the office will reach out within 2 business day with the next steps

Ivy Homes Ltd.
Student Rental Property Management
116 Wharncliffe Road South
519-673-0991
www.ivyhomesrentals.ca

APPLICATION TO RENT

DATED: _____ (mm/dd/yr)

TO: _____ (Landlord Representative)

1. RENTAL PREMISES APPLIED FOR: _____
(Address)

TERM TO COMMENCE: _____ TERM TO END: _____

2. APPLICANT/PROPOSED OCCUPANT

1. _____ (Applicant)

3. (i) RENTAL INFORMATION

MONTHLY RENT: \$ _____

Additional services N/A \$ N/A
(Specify)

Additional services N/A \$ N/A
(Specify)

Student Snow Removal Discount \$ -

TOTAL MONTHLY RENT \$ _____

3. (ii) SUMMARY OF MONIES TO BE PAID (PER TENANT)

Total Monthly Rent for the last month's rent \$ _____

Total Monthly Rent for the first month's rent \$ _____

Refundable key deposit \$ 30.00

TOTAL \$ _____

Contract Deposit received with this Rental Application \$ _____

Do you wish to have pets at the property YES NO

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.

Specify: YES or NO

Hydro No Water No

Gas No Heat No

Cable TV YES Internet YES

Water Heater Rental NO

Other _____

I/WE acknowledge that the utilities of natural gas, electricity, and water which includes applicable taxes and delivery charge are included at \$ _____ per month. The annual utility allowance over a _____ month period is \$ _____; if the Tenants exceed this amount they shall be invoiced directly for all overages no later than 60 days following the end of the Lease Term.

Each individual named as a Tenant on the Lease agreement will be held responsible for their equal portion of any and all overages; i.e., if there are 5 Tenants on the Lease each Tenant will be responsible for 1/5th of any and all overages.

Please initial acknowledgement

I/We hereby certify the information provided above and on the reverse of this form (Applicants Particulars) to be true. I/We agree that upon acceptance of this Rental Application by the Landlord or agent, I/We shall forthwith enter into a Tenancy Agreement incorporating the above terms into the Landlord's usual form which I/We have been given opportunity to review, in which event the Contract Deposit shall be deemed to be a Rent Deposit and applied towards the rent of the last months occupancy, and first months rent if applicable.

If the Landlord is unable to give possession of the rental 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 the Landlord offers possession of the rented premises to the tenants. 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 tenants or in any way be construed to extend the term of this Tenancy Agreement. In the event that a Tenancy Agreement is entered into, this Rental Application by the terms of clause 27 of the Tenancy Agreement will be deemed to form part of the Tenancy Agreement. Any omission or misstatement by the Applicant in this Rental Application may result in the termination of your tenancy by the Landlord, or Agent, even after occupancy has been taken.

The Applicant is responsible for providing for the Landlord or Agent a qualified parent or guardian to sign, return and execute the necessary Guarantor forms. This documentation is also a prerequisite set by the aforementioned Landlord or Agent for tenancy at the aforementioned address. The Guarantor forms must be submitted on, or before the agreed upon deadline.

The Applicant hereby gives permission to the Landlord or Agent to perform credit checks, to contact employers, previous landlords, and references or to take any other reasonable steps to assess this Rental Application. All rights have been reserved to waive any of the above conditions at its own discretion.



Applicant Signature

Print Name

ACCEPTANCE:

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

(Date) (mm/dd/yr)

(Landlord or Agent)

CONTACT INFORMATION FOR TENANT AND PARENTS OR GUARDIAN

Rental Property Address: _____, London, Ontario

TENANT:

NAME: _____

HOME ADDRESS: _____

CITY: _____ POSTAL CODE _____

CELL PHONE: _____

DATE OF BIRTH (MM/DD/YR) _____ AUTOMOBILE: ☐YES ☐NO PLATE # _____

DRIVER'S LICENSE # _____ PHOTO ID (specify type) _____

EMAIL ADDRESS: _____

ALTERNATIVE EMAIL: _____

PARENT/GUARDIAN:

NAME: _____

HOME ADDRESS: _____

CITY: _____ POSTAL CODE _____

CELL PHONE: _____

EMAIL ADDRESS: _____

ALTERNATIVE EMAIL: _____

Please send a copy of your student ID, enrollment confirmation and 2 pieces of photo ID. Please have your parental guarantor send a copy of their drivers' license and 1 additional piece of photo ID.

PARENTAL/GUARDIAN ACKNOWLEDGEMENT AND GUARANTEE

To the Tenancy Agreement in respect of _____
commencing the 1st day of _____, 202__.

Tenant(s) Name: _____

Guarantor's Name: _____

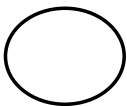
Relationship to Tenant(s): _____

To induce the Landlord to enter into the foregoing Lease Agreement, and acknowledging that the Landlord would not enter into such Lease Agreement but for this Guarantee, the undersigned as guarantor (hereinafter "Guarantor") acknowledges and agrees as follows:

- 1. THE GUARANTOR UNCONDITIONALLY GUARANTEES** the full and faithful observance of all the terms and provisions of the foregoing Tenancy Agreement by the Tenant, including, but not limited to, the payment of installments of rent and other payments required to be made by the Tenant, and all other terms, covenants and conditions in said Tenancy Agreement which on the part of the Tenant are or ought to be observed and performed.
- 2. THE GUARANTOR UNCONDITIONALLY GUARANTEES** that if, at any time, default shall be made by Tenant in the performance or observation of any of the terms, covenants or conditions in the foregoing Tenancy Agreement which on the Tenant's part to be kept, performed or observed, the Guarantor will keep, perform and observe the same, as the case may be, in place or instead of the Tenant.
- 3. THE GUARANTOR ACKNOWLEDGES** that should the Landlord or its agents identify any of the following conditions, the Guarantor agrees and grants the Landlord or their agent(s), irrevocable direction to restore the Leased Property and living environment to their original condition and unconditionally agrees to pay all costs associated with such restorations. Such restorations include but are not limited to:

A. Utility Allowance

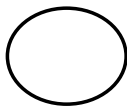
The Guarantor acknowledges that the utilities of natural gas, electricity, and water are included at \$ _____.00 per month. Should the cost of those utilities exceed \$ _____.00 in any one or multiple months, the Tenants shall be notified of such overages by the Landlord. The annual utility allowance over a ____ month period is \$ _____.00; if the Tenants exceed this amount they shall be invoiced directly for all overages no later than 60 days following the end of the Lease Term. The Guarantor agrees to pay a pro-rated share of the utility overages, as described above. For example, if there are 5 named Tenants on the Tenancy Agreement, the Guarantor shall be liable for 1/5 of the overages.



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B. Property Damage

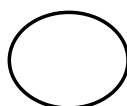
The Guarantor agrees to pay all costs for required repairs to the Rented Premises caused from willful damage by the Tenant. If the Tenancy Agreement names multiple Tenants, the Guarantor is liable for a pro-rated share of the total costs for repairs. For example, if there are 5 named Tenants on the Tenancy Agreement, the Guarantor shall be liable for 1/5 of any repair costs.



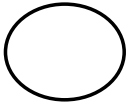
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C. Garbage Removal

The Guarantor guarantees to abide by the City of London bylaws pertaining to the storage and removal of garbage on the premises. Garbage and recycling bins will be provided at the start of the lease. The Tenant is responsible to store and remove accumulated garbage at timely intervals. The City of London provides garbage pickup at 8 day intervals. If the Landlord or their agents discover decay, stock piled or improperly stored garbage, thereby creating an unsafe and unhealthy environment, the garbage will be removed and disposed and the Guarantor agrees to pay a pro-rated share of the garbage removal fee.



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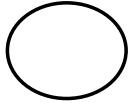
D. Unsafe, Unsanitary, Unhealthy Living Environment

The Guarantor acknowledges that inspections of the Tenancy Agreement property will be conducted at regular intervals, with proper notice, to ensure that the living environment is maintained to the highest standard. If the living environment at the Tenancy Agreement property is found to be unsafe, unsanitary and/or unhealthy, the Landlord or its agents will arrange for a professional cleaning company to restore the environment to its original state. The Guarantor agrees to pay a pro-rated share of the cleaning fee.

E. Furniture Package

The Guarantor acknowledges that the furniture package at the property consists of the following:

- 1 sofa and 1 love seat or 1 sectional couch
- 1 coffee table
- 2 end tables
- 1 flat screen mounted television
- 1 five piece dining set (table and chairs)

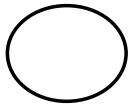


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Regular inspections are conducted to determine the condition of each item. The Landlord or its agent, at their discretion, will determine whether the deterioration to any item is attributed to normal usage or whether it has been damaged through misuse or neglect. In accordance with the Tenancy Agreement, the Guarantor acknowledges and agrees to pay a pro-rated share of any assessed costs associated with the replacement, delivery, installation and set up to any damaged item, as described above.

4.

THE GUARANTOR ACKNOWLEDGES that this Guarantee shall be limited as follows:



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- A. The Guarantor shall be limited to the term of the Tenancy Agreement and any renewal of the same by the Tenant for whom the Guarantor has provided this Guarantee. The Guarantor's liability for any damages, fees and rental payment arrears shall be a pro-rated share of total costs based on the number of named Tenants on the Tenancy Agreement, as described above.
- B. The Guarantor's liability for any damages herein refer only to those damages caused by the acts of the Tenants, their invitees (guests) or such other persons on the Tenancy Agreement property but shall not extend to any damages caused by the Acts of God.
- C. The Guarantor acknowledges and agrees that a facsimile or email transfer of the Guarantee form shall be legally binding upon them. **THE GUARANTOR ACKNOWLEDGES** that the Guarantor has reviewed the Tenancy Agreement and any Schedules for the aforementioned rented premises referenced in the preamble of this Guarantee document.

IN WITNESS WHEREOF, The Guarantor has executed this Acknowledgement and Guarantee this ____ day of _____, 20 ____.

Guarantor Signature: _____ Date: _____

Guarantor Address: _____

Phone: _____ Email: _____

Snow Removal Agreement

Re: _____, from _____ 1, 202__ to _____

Tenant Name: _____

1. The parties understand and agree that the Tenant(s) will perform the following maintenance services:
 - a. Removal of snow and ice from the porches, walkways, and the driveway of the Rental Unit.
 - b. The Tenants agree to conduct these services at 2" of snow accumulation
2. The Tenant(s) expressly acknowledge receipt compensation for snow removal services in the amount of \$_____ per month, paid as a credit against the lawful rent under the Tenancy Agreement
 - a. It is agreed that the monthly rent of \$_____ will be reduced to \$_____ per month
3. The Tenant(s) will supply their own shovel(s) and salt/sand.
4. The Tenant(s) agree for the compensation of \$_____ per month, they are responsible for any and all snow and ice removal from the rented premises. The Tenants hereby agree to arrange for such snow and ice removal as is reasonably required (from time to time) in a responsible manner, failing which, the Tenants hereby agree that they will be liable to the Landlord for any and all damages, obligations, or liabilities which the Landlord may suffer as a result of the Tenant's failure to comply with this condition.
5. If the Tenants elect to assume responsibility for snow removal on the Property during the Tenancy term, this decision shall be irrevocable throughout the duration of the lease. This agreement regarding snow removal responsibilities may be reviewed and potentially modified at the conclusion of the lease term.

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