

APPLICATION FOR TENANCY

To our tenant applicants:

We provide and maintain top quality, clean, safe and affordable housing, in good areas close to most amenities and major arteries. We do not allow the condition of our properties to decline.

By screening all prospective tenants, we protect you and give everyone peace of mind knowing that we have great tenants in each of our suites. We do our best to ensure you won't have rowdy neighbors disrupting your quiet enjoyment or causing damage to our properties or neighborhoods. Abuse of our properties or other tenants will not be tolerated.

In order to comply with privacy legislation, we must inform you why we collect information about you and the potential uses for the information. We collect and use the information on this form to evaluate you as a potential tenant, and to establish three things about you:

1. We need to know who you are, for our own purpose as well as identifying you to people we may contact in order to verify what you have told us.
2. We need to verify that you are a suitable tenant that will not disrupt the quiet enjoyment of other tenants or neighbors, that you have a record of paying your rent and utility bills on time and that you haven't skipped out on other landlords or service providers. To do this we conduct background checks and search other sources of information, such as bad tenant lists, credit checks, etc.
3. We need to establish that you have the ability to pay the rent on time and in full each month, which means that we need you to prove your monthly income and tell us about any other financial obligations that you have which may hinder you from paying your rent in full and on time.

If you become our tenant, we may also collect additional information about you during the normal course of a tenancy. We use any information that we have about you during the tenancy for purposes relating to the tenancy, and, if the need arises, we may also use or disclose any and all information that we have about you to enforce our rights as landlords through all legal enforcement mechanisms available to us, which may include, but is not limited to, the use of skip tracing agencies, independent collection agencies, credit reporting agencies, and/or through the sheriff's office.

Therefore, we ask you to please carefully read and complete this Application. Should you have questions or concerns about this application, please contact us.

Thank you for taking the time to complete this application, and we look forward to having you on-board!

The Landlord.

APPLICATION FOR TENANCY

Every occupant over the age of 18 MUST fill out a separate application (even if married).
Please fill out this form completely and sign where indicated. Application may be rejected if not complete.

PERSONAL INFORMATION ABOUT YOU (the "APPLICANT")			
FIRST NAME	MIDDLE	LAST	PASSPORT OR OTHER ID.
DATE OF BIRTH:	MARITAL STATUS: <input type="checkbox"/> SINGLE <input type="checkbox"/> MARRIED <input type="checkbox"/> DIVORCED		DRIVERS LICENSE # PROVINCE
PHONE <input type="checkbox"/> CELL <input type="checkbox"/> HOME		PHONE <input type="checkbox"/> HOME <input type="checkbox"/> WORK	EMAIL
PRESENT HOME ADDRESS		CITY/PROV/POSTAL	
LENGTH OF TIME	PRESENT LANDLORD		LANDLORD PHONE:
REASON FOR LEAVING		AMOUNT OF RENT	Is your present rent up to date? <input type="checkbox"/> YES <input type="checkbox"/> NO
PREVIOUS HOME ADDRESS (if less than 3 years at current address)		CITY/PROV/POSTAL	
LENGTH OF TIME	PREVIOUS LANDLORD		LANDLORD PHONE:
REASON FOR LEAVING		AMOUNT OF RENT	Was your rent up to date? <input type="checkbox"/> YES <input type="checkbox"/> NO
NOTE: If You have less than 3 years of home address history, we may ask for additional information			

WHO ELSE WILL BE OCCUPYING THE SUITE WITH YOU (including children)			
NAME	RELATIONSHIP	OCCUPATION	AGE
NAME	RELATIONSHIP	OCCUPATION	AGE
NAME	RELATIONSHIP	OCCUPATION	AGE
NAME	RELATIONSHIP	OCCUPATION	AGE

VEHICLE(S) INFORMATION					
YEAR	MAKE	MODEL	COLOR	PLATE #	PROV
YEAR	MAKE	MODEL	COLOR	PLATE #	PROV

EMPLOYMENT AND INCOME					
CURRENT EMPLOYER	YRS/MOS.	OCCUPATION	SUPERVISOR	FULL TIME OR STATE HRS./WEEK <input type="checkbox"/> FULL TIME <input type="checkbox"/> P/T HRS:	
ADDRESS		PHONE - -	EXT:	YEARS EMPLOYED	
CITY/PROV/POSTAL		CURRENT INCOME \$ _____ <input type="checkbox"/> WEEKLY <input type="checkbox"/> BIWEEKLY <input type="checkbox"/> MONTHLY <input type="checkbox"/> YEARLY			
PREVIOUS OR OTHER EMPLOYER	YRS/MOS.	OCCUPATION	SUPERVISOR	FULL TIME OR STATE HRS./WEEK <input type="checkbox"/> FULL TIME <input type="checkbox"/> P/T HRS:	
ADDRESS		PHONE - -	EXT:	YEARS EMPLOYED	
CITY/PROV/POSTAL		WHAT IS/WAS YOUR INCOME \$ _____ <input type="checkbox"/> WEEKLY <input type="checkbox"/> BIWEEKLY <input type="checkbox"/> MONTHLY <input type="checkbox"/> YEARLY			
OTHER INCOME – NOT FROM EMPLOYMENT (i.e. Assistance, child support, WCB, etc.)			INCOME AMOUNT:		
WHAT IS YOUR TOTAL MONTHLY INCOME?	WHAT IS TOTAL MONTHLY INCOME OF OTHER OCCUPANTS?	TOTAL MONTHLY HOUSEHOLD INCOME?			

FINANCIAL INFORMATION		
BANK #1	BRANCH NAME OR BRANCH ADDRESS	
BANK #2	BRANCH NAME OR BRANCH ADDRESS	
DO YOU HAVE ANY FINANCIAL OBLIGATIONS WHICH MAY PREVENT YOU FROM PAYING THE RENT ON TIME AND IN FULL EACH MONTH? <input type="checkbox"/> YES <input type="checkbox"/> NO EXAMPLES INCLUDE (child support payments or arrears, loans, significant credit card debt, other debts etc.) IF YES PLEASE PROVIDE DETAILS BELOW:		
DESCRIPTION OF OBLIGATION	BALANCE OWING (if applicable)	PAYMENT AMOUNT
DESCRIPTION OF OBLIGATION	BALANCE OWING (if applicable)	PAYMENT AMOUNT
DESCRIPTION OF OBLIGATION	BALANCE OWING (if applicable)	PAYMENT AMOUNT

APPLICATION FOR TENANCY

Every occupant over the age of 18 MUST fill out a separate application (even if married).
Please fill out this form completely and sign where indicated. Application may be rejected if not complete.

EMERGENCY CONTACTS / PERSONAL REFERENCE INFORMATION		
PERSONAL REFERENCE	PHONE — — <input type="checkbox"/> CELL <input type="checkbox"/> HOME	PHONE — — <input type="checkbox"/> HOME <input type="checkbox"/> WORK
RELATION	ADDRESS	CITY/PROV/POSTAL
PERSONAL REFERENCE	PHONE — — <input type="checkbox"/> CELL <input type="checkbox"/> HOME	PHONE — — <input type="checkbox"/> HOME <input type="checkbox"/> WORK
RELATION	ADDRESS	CITY/PROV/POSTAL
EMERGENCY CONTACT	PHONE — — <input type="checkbox"/> CELL <input type="checkbox"/> HOME	PHONE — — <input type="checkbox"/> HOME <input type="checkbox"/> WORK
RELATION	ADDRESS	CITY/PROV/POSTAL
EMERGENCY CONTACT	PHONE — — <input type="checkbox"/> CELL <input type="checkbox"/> HOME	PHONE — — <input type="checkbox"/> HOME <input type="checkbox"/> WORK
RELATION	ADDRESS	CITY/PROV/POSTAL
WHO IS AUTHORIZED TO COLLECT YOUR PROPERTY IN EVENT OF DEATH OR SERIOUS ILLNESS (Provide name, relationship and contact information)		

APPLICANT QUESTIONNAIRE / AUTHORIZATION	
Have you ever been sued for bills? <input type="checkbox"/> YES <input type="checkbox"/> NO	Have you ever been locked out of a suite or apartment by the sheriff? <input type="checkbox"/> YES <input type="checkbox"/> NO
Have you ever been bankrupt? <input type="checkbox"/> YES <input type="checkbox"/> NO	Have you ever been brought to court by another landlord? <input type="checkbox"/> YES <input type="checkbox"/> NO
Have you ever been guilty of a felony? <input type="checkbox"/> YES <input type="checkbox"/> NO	Have you ever moved owing rent or have you damaged a suite or apartment? <input type="checkbox"/> YES <input type="checkbox"/> NO
Have you ever broken a Lease? <input type="checkbox"/> YES <input type="checkbox"/> NO	Do you have the total move-in amount available now (rent and deposit)? <input type="checkbox"/> YES <input type="checkbox"/> NO
Do you Smoke? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Quit (date?) _____	Do you have any pets? <input type="checkbox"/> YES <input type="checkbox"/> NO IF YES, SPECIFY TYPE AND NUMBER:
<p>TO: _____ ("Landlord", "us", "our" and/or "we"), I, _____ (print name), the above named and undersigned Applicant (also referred to as "you", "your"), hereby apply for a tenancy with you, and I understand, agree, warrant and certify THAT: (Please initial each line)</p> <ol style="list-style-type: none"> All information provided to the Landlord on this Application or otherwise, is true, accurate and complete to the best of my knowledge; This application is not a rental agreement and may be rejected without cause or explanation; This application may be rejected if I provide false, misleading or incomplete information in this Application, and any resulting tenancy may be terminated by the Landlord on the basis of such false or misleading information that constitutes a material misrepresentation as determined in the sole discretion of the Landlord; I provide irrevocable consent for the Landlord or his agents or attorneys to collect and retain any information from this application and any information arising from a tenancy that may result AND TO DISCLOSE any or all such information collected about me to any third party for any and/or all of the following purposes: <ul style="list-style-type: none"> to evaluate my suitability as a tenant including to identify me when obtaining consumer/credit checks, background checks, criminal record checks; for any purpose connected with the tenancy; to enforce and protect the Landlord's rights during and after the tenancy; to contribute information to credit reporting agencies and/or organizations that maintain tenant rental history databases which are used in providing consumer/credit reports; I authorize and provide irrevocable consent for any third party (including but not limited to, any person, bank, firm or organization, employer, creditor, credit bureau, landlord/tenant organization, neighbor or other entity) TO DISCLOSE personal and financial information about me to the Landlord, his agents or attorneys, upon presentation of this form or a photocopy, fax, email or scanned copy of this form; I authorize the Landlord or his agents or attorneys to disclose my personal information in reporting to authorities, the sheriff, credit bureaus, collection agencies, skip tracing agencies, other landlords, landlord associations, or organizations which maintain tenant rental history databases. If a tenancy results from this application, Applicant will be required to present two (2) acceptable pieces of identification at least one of which is a government issued photo ID. The Applicant authorizes the Landlord to communicate with the Applicant by the email address above for all purposes related to this Application and any resulting tenancy including the service of Notices under The Residential Tenancy Act, 2006, or any similar or successor legislation; The Tenant authorizes the Landlord to store and transmit any and all personal records about the Applicant by electronic means, including by email, or for storage on cloud services such as Google Drive, Dropbox, Evernote, etc., for use by the Landlord as permitted herein, and the Landlord will not be held responsible for any disclosure resulting from the use of such cloud services or privacy failure by the service providers. 	
X _____ APPLICANT SIGNATURE	_____ DATE

LANDLORD'S NOTES: _____



SASKATOON POLICE SERVICE

RESIDENTIAL TENANCY AGREEMENT CRIME FREE ADDENDUM

In consideration of the execution or renewal of a Residential Agreement for the residential property identified below, the Owner and Tenant agree as follows:

Tenant(s), any members of the tenant's household, and any persons affiliated with the tenant or invited onto the residential property or residential premise by the tenant(s) or any member of the tenant's family, shall not engage in any criminal activity on the residential premises or property including, but not limited to:

- (a) Any drug-related criminal activity (including smoking marijuana);
- (b) Solicitation (sex trade workers and related nuisance activity);
- (c) Street gang activity;
- (d) Assault or threatened assault;
- (e) Unlawful use of a firearm;
- (f) Any criminal activity that seriously jeopardized the health, safety or a lawful right (including the right to quiet enjoyment, security, safety or physical well-being) or interest of the landlord, other tenants or persons on the residential property, residential premises or adjacent property; or which has caused, or is likely to cause damage to the landlord's property.

VIOLATION OF THE ABOVE PROVISIONS, WHICH ARE AGREED TO BE A REASONABLE AND MATERIAL TERM OF THE RESIDENTIAL TENANCY AGREEMENT, SHALL CONSTITUTE GOOD CAUSE FOR A NOTICE TO END A TENANCY.

A single violation of any of the provisions of this Addendum shall be deemed a serious violation and a material non-compliance with the Residential Tenancy Agreement. It is understood and agreed that a single violation shall constitute good cause for a notice to end the Residential Tenancy Agreement. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be determined on a balance of probabilities.

Should incidents involving tenant(s) or guest(s) requiring police involvement occur on the property, the Tenant(s) do hereby authorize and consent to Landlord or his authorized agent applying to the investigating police service for further details of the incident(s) for purposes of determining if there has been any criminal activity (as described above), or if the property or other tenants' safety and security are at risk.

In case of conflict between the provisions of this Addendum and any other provisions of the Residential Tenancy Agreement, the provisions of this Addendum shall govern.

This Residential Tenancy Agreement Crime Free Addendum is incorporated into the Residential Tenancy Agreement executed or renewed this _____ day of _____, 20____ between the Landlord and Tenant(s).

Tenant's Signature

Date: _____

Tenant's Signature

Date: _____

Tenant's Signature

Date: _____

Landlord's or Authorized Agent's Signature

Date: _____

Property Address