



OFFER TO LEASE
Simco Management (Calgary) Inc.

Agreement made this \_\_\_ day of \_\_\_, 20\_\_

BETWEEN

SIMCO Management (Calgary) Inc.
2478 91 Avenue SE
Calgary AB T2C 5H3

AND

TENANT(S)

(1) \_\_\_\_\_

(2) \_\_\_\_\_

hereinafter referred to as the "Tenant"

PREMISES

The Tenant hereby offers to lease the residential property described as:

Unit / Apt. No \_\_\_\_\_ Address \_\_\_\_\_

City \_\_\_\_\_ Province \_\_\_\_\_ Postal Code \_\_\_\_\_

hereinafter referred to as the "premises" for use and occupancy as residential premises only and rented on the following conditions.

TERM

A. FIXED TERM TENANCY

The term of this lease commences at 12:00 PM on the \_\_\_ day of \_\_\_, \_\_\_ and ends at 12:00 PM on the \_\_\_ day of \_\_\_, \_\_\_

B. PERIODIC TENANCY

The term of this lease is periodic month to month commencing at 12:00 PM on the \_\_\_ day of \_\_\_, \_\_\_

Note: For either option, the premises must be vacated at 12:00 Noon on the last day of the term.

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 or at such other place as the Landlord may direct.

The monthly rent, which will commence on the \_\_\_ day of \_\_\_, \_\_\_ consisting of:

- (1) \_\_\_ for premises,
(2) \_\_\_ for parking,
(3) \_\_\_ for furniture and furnishings,
(4) \_\_\_ for fridge stove washer dryer dishwasher cable TV
(5) \_\_\_ other \_\_\_\_\_

Total \$ \_\_\_\_\_

Rent for part of the 1st month is \$ \_\_\_\_\_

In addition to the rent, the Tenant shall be responsible for and agrees to pay when due, all charges for the following utilities and services related to the occupancy or the premises:

Water Electricity Heat Telephone Cable TV Condominium fees Other \_\_\_\_\_

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.
(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's application is approved by the landlord, the tenant agrees to pay to the landlord a security deposit in the amount of \$ \_\_\_\_\_ prior to the tenant taking possession of the premises.
(f) The Tenant agrees to pay a fee of up to \$100.00 for any cheques that are not accepted by the Bank, or for payments of rent received after the 1st of each month.

TENANT RESPONSIBILITIES

- (1) The cost of repairing, or replacing, plugged toilets, sinks, light bulbs, broken appliances, etc.
(2) The Tenant agrees to keep all appliances, fixtures, finishes, etc. in good and proper repair and maintenance.
(3) The cost of cleaning, repairing or replacing damaged or stained floor coverings, counter tops, door or other finishes in the premises and common areas.
(4) Leave the premises in as good condition as when they entered, reasonable wear and tear expected.
(5) The Tenant will not make or permit any disturbances or noise by occupants and visitors in the building.
(6) 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.
(7) All persons residing in the premises will be registered with the Landlord within seven (7) days.
(8) 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 \_\_\_\_\_

FOR THE LANDLORD PER. \_\_\_\_\_

TENANT \_\_\_\_\_

**PERSONAL INFORMATION (PLEASE PRINT)**

	APPLICANT	CO-APPLICANT
Name in Full		
Present Address		
City / Postal Code		
Birth Date		
Social Insurance Number (optional)		
Home phone number		
Business phone number		
Email address		
Name and ages of children		
Emergency Contact (relatives)		
Address		
Phone number		
Driver's Licence (view to confirm identity)		
Vehicle (model, year, colour)		
Licence plate number		

**EMPLOYMENT INFORMATION**

	APPLICANT	CO-APPLICANT
Present Employer		
Address		
Contact name / phone number		
Length of employment		
Gross monthly salary		
Previous employer		
Contact name / phone number		
Length of employment		
Other income / Amount		

**RENTAL HISTORY**

	APPLICANT	CO-APPLICANT
Present Landlord		
Contact name / phone number		
Address		
Date of occupancy		
Reason for leaving		

**PREVIOUS LANDLORD HISTORY**

	APPLICANT	CO-APPLICANT
Previous Landlord / Phone number		
Address		
Date vacated		
Reason for leaving		
Previous Landlord / Phone number		
Address		
Date vacated		
Reason for leaving		

I/We, the undersigned, warrant the truth, completeness and accuracy of the foregoing information and hereby authorize and consent to SIMCO Management (Calgary), Inc. obtaining further information about me/us and to check the information that has been given by me/us. SIMCO Management (Calgary), Inc. may 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.

SIMCO Management (Calgary), Inc. may also 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 SIMCO Management (Calgary), Inc.

Date		
Signature(s)		

**FOR OFFICE USE ONLY**

References checked by	
Approved by / Verified by	
Occupancy Date	