

APPLICATION FOR TENANCY
-CONFIDENTIAL-

Date of Application:	Desired Occupancy Date:
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I/We, the undersigned, herein also known as the Applicant, hereby offer to lease the residential premises (Unit or Suite) in British Columbia known as:

Suite No: _____ Property Address: _____ **VICTORIA, BC**

I/We agree that when this offer is accepted, it becomes a binding agreement.

Monthly Rental Charges		Deposit Charges	
Base Monthly Rent:	\$ _____	Deposit (1/2 Base Months' Rent):	\$ _____
Parking:	\$ _____	Pet Deposit (1/2 Base Months' Rent):	\$ _____
Storage/other:	\$ _____	Other:	\$ _____
Total Monthly Rent	\$ _____	Total Deposit Due at Signing of Lease	\$ _____

The above rent includes only the utilities checked below. **Water** **Hot water** **Garbage collection** **Other** _____
Payment(s) for all other utilities is the tenant responsibility.

Landlord/Landlord's Agent **Peterson Commercial Property Management Inc.** will enter into Residential Tenancy Agreement with the Applicant if this offer is accepted and after the Applicant(s) have had the opportunity to examine the Tenancy Agreement. A sample of the Tenancy Agreement is available at the Rental Office at 755 Caledonia Avenue, Victoria BC.

If this application is accepted, a Security Deposit **equal to ½ the first month** rent will be required to be paid by the Applicant(s) upon signing of the tenancy agreement. If the application is accepted and a pet is approved to reside in the unit, an additional Pet Deposit **equal to ½ the first month** rent will be required to be paid by the Applicant(s) upon signing of the tenancy agreement. This Security Deposit and/or Pet Deposit must be given in the form of a cheque or money Order. The Landlord or the Landlord's Authorized Agent may hold this Security Deposit until the tenancy ends. It is also agreed that rent is payable on or before the 1st of every month.

Full names of all ADULT persons (age 19 or older) to occupy the premises are:

Full names of all MINOR tenants (under age 19, including infants) to occupy the premises are:

TOTAL NUMBER OF ALL PERSONS IN THIS TENANCY WILL BE _____

Any Pet is subject to the Landlord's approval. Do you want any pet to reside in the rental unit? If yes, you must submit a pet request form and obtain the Landlord's approval prior to bringing the pet to the building.	Yes: _____	No: _____	Note: Mark with an "X"
I/We acknowledge and agree that smoking of any combustible material and/or the use of vaporizers is NOT permitted anywhere on the residential property, including but not limited to common areas, grounds, parking areas, storage rooms, inside the rental unit and on the balcony or deck. "Smoke" or "smoking" means burning a cigarette or cigar, vaporizing or burning any substance (including cannabis) using a pipe, hookah pipe, lighted smoking device or electronic smoking device.	Yes: _____	No: _____	
I/We acknowledge and agree that I/We required to purchase a tenant insurance policy and maintain the insurance coverage for the duration of the tenancy.	Yes: _____	No: _____	

No smoking or vaping is allowed anywhere on the property including inside the rental unit. Pets, aquariums, waterbeds and wall mounted televisions are not allowed without written permission of the Landlord/or Landlord's Authorized Agent. See clauses in the Residential Tenancy Act and Tenancy Agreement on these subjects.

<div style="border:1px solid black; width:100px; height:30px; margin:0 auto;"></div> Landlords Initials	<div style="border:1px solid black; width:100px; height:30px; margin:0 auto;"></div> Tenants Initials
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**Applications for Tenancy are processed based upon the information provided below.
We will be unable to process an application that is not filled out completely or is missing signatures.**

Applicant #1 LAST Name:		Applicant #1 FIRST Name:		Middle Name /Initials:	BEST DAYTIME CONTACT #:
Applicant #1 Email address (Please Print):					
Applicant #1 Social Insurance # (optional):			Applicant #1 DOB (MMM/DD/YY):		Home Phone #:
Present Address of Applicant #1 (Including Postal Code):				Verified Tenancy? Given Notice? Paid Rent On Time?	Y / N Y / N Y / N
				Noise Complaints? Property in Good Condition?	Y / N Y / N Y / N
Rental Start Date:	Rental End Date:	Rent Amount:	Reason for Leaving:	Building Manager/Landlord's Name and Phone #:	
Verified? Y / N	Verified? Y / N	Verified? Y / N	Verified? Y / N	Would you rent to them again? Y / N	
Previous Address of Applicant #1 (If lived at the present address for less than 5 years):				Verified Tenancy? Given Notice? Paid Rent On Time?	Y / N Y / N Y / N
				Noise Complaints? Property in Good Condition?	Y / N Y / N Y / N
Rental Start Date:	Rental End Date:	Rent Amount:	Reason for Leaving:	Building Manager/Landlord's Name and Phone #:	
Verified? Y / N	Verified? Y / N	Verified? Y / N	Verified? Y / N	Would you rent to them again? Y / N	
Current Employer, Applicant #1:			Position:	Employment Start Date:	Monthly Salary Range:
Address:				Phone:	Contact Name:
Employment Verified?	Y / N	Income Verified?	Y / N		
Employment Scheduled to Continue?	Y / N	Position Verified?	Y / N		
Previous Employer, Applicant #1 (If current employment is less than 2 years):			Position:	How Long:	Monthly Salary Range:
Address:				Phone:	Contact Name:
Employment Verified?	Y / N	Income Verified?	Y / N		
Employment Scheduled to Continue?	Y / N	Position Verified?	Y / N		
Applicant #2 LAST Name:		Applicant #2 FIRST Name:		Middle Name /Initials:	BEST DAYTIME CONTACT #:
Applicant #2 Email address (Please Print):					
Applicant #2 Social Insurance # (optional):			Applicant #2 DOB (MMM/DD/YY):		Home Phone #:
Present Address of Applicant #2 (Including Postal Code):				Verified Tenancy? Given Notice? Paid Rent On Time?	Y / N Y / N Y / N
				Noise Complaints? Property in Good Condition?	Y / N Y / N Y / N
Rental Start Date:	Rental End Date:	Rent Amount:	Reason for Leaving:	Building Manager/Landlord's Name and Phone #:	
Verified? Y / N	Verified? Y / N	Verified? Y / N	Verified? Y / N	Would you rent to them again? Y / N	
Previous Address of Applicant #2 (If lived at the present address for less than 5 years):				Verified Tenancy? Given Notice? Paid Rent On Time?	Y / N Y / N Y / N
				Noise Complaints? Property in Good Condition?	Y / N Y / N Y / N
Rental Start Date:	Rental End Date:	Rent Amount:	Reason for Leaving:	Building Manager/Landlord's Name and Phone #:	
Verified? Y / N	Verified? Y / N	Verified? Y / N	Verified? Y / N	Would you rent to them again? Y / N	
Current Employer, Applicant #2:			Position:	Employment Start Date:	Monthly Salary Range:
Address:				Phone:	Contact Name:
Employment Verified?	Y / N	Income Verified?	Y / N		
Employment Scheduled to Continue?	Y / N	Position Verified?	Y / N		
Previous Employer, Applicant #2 (If current employment is less than 2 years):			Position:	How Long:	Monthly Salary Range:
Address:				Phone:	Contact Name:
Employment Verified?	Y / N	Income Verified?	Y / N		
Employment Scheduled to Continue?	Y / N	Position Verified?	Y / N		

Landlords Initials

Tenants Initials

FINANCIAL INFORMATION (Optional):			
Name of your bank (do not provide account numbers):	Phone:	Do you hold any credit cards? If so, which one (do not provide card numbers):	
Any Other Information to Verify Your Ability to Pay Rent?			
ANY OTHER REFERENCES YOU WISH TO PROVIDE:			
Name:	Relationship:	Phone:	Address:
Name:	Relationship:	Phone:	Address:

ACCEPTANCE OF TERMS AND CONDITIONS

<p>This offer is subject to acceptance by Landlord or Landlord’s agent and is open for acceptance until 6:00 p.m. on the fifth (5th) day following the date of this application. I/WE understand that I/WE that for rent payments will be required to commence a Pre-Authorized Payment service or issue a series of post-dated cheques in twelve (12) month segments.</p> <p>A sample of tenancy agreement will be sent to the Applicant(s) via email to the email address(s) provided on the application upon request (a hard copy is also available upon request).</p>
<p>Landlords in British Columbia are allowed to request a proof that a prospective tenant is capable of paying rent and up to three references from the previous landlord(s). All information provided by a prospective tenant will be carefully verified including, but not limited to obtaining credit history reports or other financial information, to ensure that any person invited into the property will not present any financial risk to the Landlord, or other risks to Residents or the Property.</p>
<p>FOR THE PURPOSE OF DETERMINING WHETHER MY/OUR APPLICATION FOR TENANCY IS ACCEPTABLE, I/WE HEREBY CONSENT TO THE LANDLORD OBTAINING CREDIT REPORTS /PERSONAL INFORMATION OF ME/US FROM ONE OR MORE CONSUMER REPORTING AGENCIES OR FROM OTHER SOURCES OF SUCH INFORMATION. I/WE AUTHORIZE THE REPORTING AGENCIES AND OTHER PERSONS TO DISCLOSE INFORMATION ON ME/US TO THE LANDLORD OR LANDLORD’S AUTHORIZED AGENT.</p>
<p>I/WE HEREBY OFFER TO LEASE THE RESIDENTIAL PREMISES SPECIFIED HERE IN AND PROVIDE THE ABOVE INFORMATION WHICH I/WE WARRANT TO BE TRUE AND ACCURATE TO ASSIST IN YOUR CONSIDERATION OF MY/OUR APPLICATION FOR TENANCY. I/WE HAVE READ AND FULLY AGREE WITH ALL THE TERMS AND CONDITIONS OF THIS APPLICATION.</p>

<p>_____</p> <p>Applicant #1 Signature (mandatory) Date</p>	<p>_____</p> <p>Applicant #2 Signature (mandatory) Date</p>
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<p>The Landlord requires a proof of your ability to pay the rent. It is MANDATORY that you attach ONE of the following to your application:</p> <ul style="list-style-type: none"> • Three (3) most recent paystubs. • A letter of employment if you are moving to the city for work. • If you are self-employed, please provide bank statements for six (6) months showing incoming funds. <p>Please complete every line of the application. If not applicable, write “N/A.” Please initial in the corresponding boxes on the bottom of page # 1 and 2 and sign on page #3.</p> <p><u>We will be unable to process an application that is not filled out completely or is missing signatures.</u></p> <p align="center">Email your application and attachment(s) to HUDSONADMIN@PETERSONBC.COM</p>

APPLICATION REVIEWED BY:	ACCEPTED:	REJECTED:
TENANT ADVISED OF STATUS:	DATE:	BY:
COMMENTS:		



Renting Residential Property: What Tenants Need to Know

Real estate professionals have a regulatory requirement to present you with this consumer information before providing services to you.

This information from the Real Estate Council of BC explains the role of a real estate professional when you are considering renting a property.

The real estate professional who gave you this form represents the owner of this residential rental property.

While this real estate professional can provide some limited services to you as a prospective tenant of this rental property, they owe a duty of loyalty to the owner, and are working for the owner's best interests.

The Real Estate Council of BC is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you.

We're here to help you understand your rights as a real estate consumer.

Keep this information page for your reference and scan the QR code or visit recbc.ca for more information about real estate transactions.



This form sets out what this real estate professional can and cannot do for you as a prospective tenant in relation to this rental property.

They cannot:

- give you advice on terms and conditions to include in a tenancy agreement
- negotiate on your behalf
- share any of the owner's confidential information with you

Because this real estate professional is working in the owner's best interests, they have a duty to share important information with the owner if disclosed by you including, for example: your motivations, your financial qualifications, and your preferred terms and conditions.

They can:

- share statistics and general information about the rental property market
- provide you with standard forms and contracts such as a rental application and/or tenancy agreement
- show the property
- assist you to fill out a tenancy agreement
- communicate your messages and present your offers to their client

Find information about the rights and responsibilities of tenants and landlords from:

- BC Residential Tenancy Branch: gov.bc.ca/landlordtenant
- Tenant Resource & Advisory Centre: tenants.bc.ca



As a prospective tenant you should consider seeking independent professional advice about renting property.



Renting Residential Property: What Tenants Need to Know

This is a required disclosure form in compliance with sections 5-10 and 5-10.1 of the Rules under the *Real Estate Services Act*. Your real estate professional must present the **Renting Residential Property: What Tenants Need to Know** information page to you along with this disclosure form.

Real Estate Professional Disclosure Details

I disclose that I represent the owner of this rental property. I cannot represent you or act on your behalf.

PTR Development Holdings Inc.

Name

Hudson Walk One & Two Leasing Team

Team name and members. The duties of a real estate professional as outlined in this form apply to all team members.

Peterson Commercial Property Management Inc.

Brokerage

Signature

Date

755 & 785 Caledonia Avenue, Victoria, BC

Rental property address

Notes:

Three horizontal lines for notes.

Consumer Acknowledgment ▶ This is NOT a contract

I acknowledge that I have received the **Renting Residential Property: What Tenants Need to Know** consumer information page and this disclosure form. I understand that the real estate professional named above is not representing me as a client or acting on my behalf in this transaction.

Name (optional)

Initials (optional)

Date

Name (optional)

Initials (optional)

Date