

This Schedule is attached to and forms part of the Agreement to Lease between:

**TENANT(Lessee),** \_\_\_\_\_, and

**LANDLORD (Lessor),** \_\_\_\_\_

For the lease of \_\_\_\_\_

\_\_\_\_\_ dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Tenant agrees to no smoking or pets allowed in the unit.

The Tenant willingly agrees to provide the Landlord with Ten [10] post-dated cheques in advance for the balance with the acceptance of this Offer for convenience reasons. In the event that any of the Tenant's post-dated cheques are not honored when presented for payment to the bank or trust company on which they are drawn, the Tenant shall pay the Landlord for each returned cheque to a sum of \$ 50.00 as a liquidated amount to cover the Landlord's administration costs and not as a penalty.

The Tenant understands that the Landlord will maintain a key to the premises during the term of the lease or any extension thereof and if locks are changed at any time, the Landlord will be notified and a key given to the Landlord.

The Tenant agrees to maintain the property, chattels and fixtures as a careful owner would in a clean and good manner.

The Tenant shall allow the Landlord's agent and co-operating agent access to the property for the purpose of showing to any prospective tenants or buyers during the last 60 days before the end of the lease at a reasonable time and notice to the Tenant.

The Tenant acknowledges that the Landlord's insurance on the premises does not provide coverage for the Tenant's personal property, nor liability on behalf of the Tenant. The Tenant agrees not to do anything on the premises for which the owner's insurance premium, if any, may be increased and agrees to hold the Landlord harmless from damages of any kind any liability for injury or anyone whomsoever regardless of fault during this lease term and renewal thereafter. The Tenant shall have and maintain throughout the term of this lease a standard tenancy package of insurance policy on the premises and the Tenant shall provide copy of insurance policy to the Landlord on or before possession date.

THE TENANT agrees to allow the Landlord or his agent to show the property at all reasonable hours to prospective Buyers or Tenants, after giving the Tenant at least Twenty Four (24) Hrs notice of such showing and to allow the Landlord to affix a FOR SALE or FOR RENT sign on the property.

Landlord and Tenant understand & agree that they have to draft the separate rental agreement and legal advice from their solicitors. Real Estate Salesperson & Brokerage are not responsible after the agreement confirmed.

This form must be initialed by all parties to the Agreement to Lease.

**INITIALS OF TENANT(S):**



**INITIALS OF LANDLORD(S):**



**Schedule "B" Continuing.....**

TENANT agrees:

1. Not to carry on upon the premises any business or activity that may be illegal or contrary to any municipal, provincial or federal law or by-law
2. Not to sublet the premises without the Landlord's approval
3. Not change or add any lock to access door without the written consent of the Lessor
4. No Alternations be done to the exterior or interior of said premises without the written consent of the Landlord.

THE TENANT shall maintain the property and appliances in good condition and shall pay the first \$100.00 of the cost of each repair and the entire cost of repair and damage caused by the Tenant willful damage or negligence. The Landlord shall be responsible for repair costs over \$100.00, provided that notice is given to them by the Tenant of any major repairs necessary.

Landlord is not responsible for any accidents on the real property created by the Tenant's negligence, and if damage is caused, Tenant agrees to replace at own expense the damage caused by the Tenant's Negligence.

The Tenant agrees to give the Credit Report, Employment Letter & Rental Application upon Agreement of Lease Acceptance.

This Offer to Lease is conditional upon the Landlord satisfying themselves within Three (3) business days {excluding Saturday, Sunday & Statutory Holidays} concerning the personal and/or credit history of the Tenant. The Tenant hereby agrees to allow the Landlord conduct personal credit investigation. Unless the Landlord gives notice in writing delivered to the Tenant personally or in accordance with any other provisions for the delivery of notice in this Agreement to Lease or any Schedule thereto, that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Tenant in full without deduction. This condition is included for the benefit of the Landlord and may be waived at the Landlord's sole option by notice in writing to the Tenant as aforesaid within the time period stated herein.

TENANT warrants that only the persons listed on the Rental Application will be residing on the property.

The Landlord and the Tenant agrees and acknowledges that any information or condition for this property to lease on or after the lease term shall be no obligation or claim made against any party hereunder, or any Brokerage or Salesperson referred to herein, arising out of any way related to information in connection with the property. This is not a lease agreement, legal advice recommended for both parties before completion the transaction. The Parties agrees to review with his/her Solicitor regarding agreement to lease (residential).

This form must be initialed by all parties to the Agreement to Lease.

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):