



OFFER TO RENT

RESIDENT FORM

1. IDENTIFICATION OF DWELLING

1430 rue City Councillors
Montreal, Quebec
H3B 1B4

2. TERM OF THE LEASE

Months @ per month

Lease from to (initials) _____

3. RENT AND LEASE CONDITIONS (included in rent)

Electricity		Access to Movie Room
Heating	LCD Television	Access to Study Room
Hot Water		Access to Cardio Room
Water taxes	Electric Range (Stove/Oven)	Access to Weight Room
Cable	Refrigerator	Access to Games Room
Wireless Internet	Dishwasher	Access to Music Room
Air Conditioning	Shared Laundry Room	Access to Lounge

4. IDENTIFICATION FOR PROPOSED RESIDENT

First Name:	Family Name:
Address:	City:
Country:	Postal/Zip Code:
Telephone:	Date of Birth (dd/mm/yyyy):

5. EMERGENCY CONTACT

First Name:	Family Name:
Phone Number:	Relationship:

6. CONTACT INFORMATION

Please note that e-mail is our primary mode of communication with our residents.

E-mail:	Telephone:
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I, the undersigned, commit myself to sign a lease for the dwelling inscribed in cause 1 of the present offer to rent, providing that this offer to rent be accepted by the landlord within ten (days following the signature of the said offer to rent. If no response is provided by the landlord within the ten (10) days, the landlord is deemed to have accepted the offer to lease. I declare and certify that the inscribed information is true.

It is clearly understood that the present consent to collect and/or communicate any personal information is valid until the end of the lease and furthermore if the tenant's obligations are not satisfied.

Following this offer to lease, I am providing a deposit equivalent to the monthly rent which will be applied to the first month of my lease. I understand that the deposit is ONLY refunded if the landlord refuses my offer to rent. Otherwise, the deposit is non-refundable regardless of ANY situation that may arise to prevent me from completing the leasing process and moving in.

I understand the room requested is a preference and is not guaranteed.

I have signed in (city, country): _____ Date: _____

Proposed resident signature: _____



OFFER TO RENT

GUARANTOR FORM

1. IDENTIFICATION OF DWELLING

1430 rue City Councillors
 Montreal, Quebec
 H3B 1B4

2. TERM OF THE LEASE

Months @ per month

Lease from _____ to _____ (initials) _____

3. RENT AND LEASE CONDITIONS (included in rent)

- | | | |
|-------------------|-----------------------------|-----------------------|
| Electricity | | Access to Movie Room |
| Heating | LCD Television | Access to Study Room |
| Hot Water | | Access to Cardio Room |
| Water taxes | Electric Range (Stove/Oven) | Access to Weight Room |
| Cable | Refrigerator | Access to Games Room |
| Wireless Internet | Dishwasher | Access to Music Room |
| Air Conditioning | Shared Laundry Room | Access to Lounge |

4. IDENTIFICATION FOR PROPOSED GUARANTOR

First Name:	Family Name:
Address:	City:
Province/State:	Country:
Postal Code:	Telephone:
Date of Birth (dd/mm/yyyy):	

5. EMPLOYER'S REFERENCE

self employed

Employer:	City:
Telephone:	Salary:

6. BANKING REFERENCE

Bank:	City:
Telephone:	Account #:

7. LEASING EXPERIENCE

Own my own home

Landlord:	Phone:
Start Date:	End Date:
Rental Cost:	

I, the undersigned, commit myself to sign a lease for the dwelling inscribed in cause 1 of the present offer to rent, providing that this offer to rent be accepted by the landlord within ten (10) days following the signature of the said offer to rent. If no response is provided by the landlord with the ten (10) days, the landlord is deemed to have accepted the offer to lease. I declare and certify that the inscribed information is true.

I authorize the landlord personally and/or his intermediary to divulge the given information agency, from my employer, my present landlord and/or my previous landlord, and from my bank, personal references concerning myself. I authorize any personal information agency, my employer, my present landlord and/or my previous landlord, and my bank to confirm and divulge personal information concerning myself to the landlord or his intermediate, in order to evaluate the present offer of my rent.

It is clearly understood that the present consent to collect and/or communicate any personal information is valid until the end of the lease and furthermore if the tenant's obligations are not satisfied.

Following this offer to lease, I am providing a deposit equivalent to the monthly rent which will be applied to the first month of my lease. I understand that the deposit is ONLY refunded if the landlord refuses my offer to rent. Otherwise, the deposit is non-refundable regardless of ANY situation that may arise to prevent the tenant from completing the leasing process and moving in.

I understand the room requested is a preference and is not guaranteed.

I have signed in (city, country): _____ Date: _____

Proposed resident signature: _____



OFFER TO RENT

SURETY FORM

SURETYSHIP OF LEASE

Landlord: La MARQ 515
1430 rue City Councillors
Montreal, Quebec
H3B 1B4

Rental Location: 1430 rue City Councillors
Montreal, Quebec
H3B 1B4

SURETY INFORMATION

Name of surety/guarantor:	Date of birth (dd/mm/yyyy):
Current address:	City:
Country:	Telephone:

EMPLOYER

Company Name:	Address:
City:	Country:
Telephone:	

I, the undersigned _____(name of surety), do hereby solidarity bind myself with the Lessee _____ (name of Lessee) for the execution of all the obligations arising from the Lease and its renewals, for a maximum term of 5 years, entered into by the Lessee with the Lessor, 515 Ste-Catherine Ouest Inc., and dated _____ (mm/dd/yyyy) for the dwelling situated at 1430, rue City Councillors, Montreal, Québec, Apt. #TBA . This suretyship includes but is not restricted to the payment of the rent presently in the amount of \$1200.00 per month and all claims arising from the Lease and its renewals. I voluntarily renounce to the benefit of division and discussion.

I hereby declare that I have read the Lease, its annexes and the rules and regulations of the building.

The present agreement shall be subject to and shall be interpreted in accordance with the laws of the Province of Québec. The court of competent jurisdiction in the Judicial District of Montreal, Province of Québec, shall have exclusive jurisdiction over any claim or dispute arising under the Lease and this agreement of suretyship.

I have specifically requested that the present agreement of suretyship be drafted in English. Le soussigné a expressément demandé à ce que la présente entente de cautionnement soit rédigée en anglais.

SIGNATURE OF THE SURETY

SIGNATURE OF THE LANDLORD



**OFFER TO
RENT**

HOW TO PAY – HOW TO GUARENTEE YOUR RESERVATION

Beneficiary Bank Address	TD Bank Bank ID 0004. Beaver Creek CBC 220 Commerce Valley Dr W. Markham,Ontario L3T 0A8
SWIFT Code/BIC	TDOMCATTOR
Beneficiary Account Name	Centurion Property Assoc.
Beneficiary Address	25 Sheppard Ave. W. Suite 710 Toronto,Ontario M2N 6S6
Beneficiary Account number	5351440
Transit No.	10852

****ONCE THE WIRE TRANSFER COMPLETE, PLEASE SEND ALONG
A COPY OF THE BANK CONFIRMATION****



Personality Profile and Roommate Matching Form

Please complete the following questions by **circling** which answer best describes you. Remember the more honestly you answer these questions the more likely you are to get a roommate that matches your lifestyle.

Name:	
Date:	
School & Year	
Gender :	
Program :	

Lifestyle and Personality Type:

How frequently do you consume alcohol?	Frequently	Occasionally	Never
Do you smoke?	Yes	Socially	N
How clean do you like your space?	Very	Moderately	Messy
How sensitive are you to noise?	Very	Moderately	Not at all
How often do you have visitors?	Frequently	Occasionally	Never
How late do you like to stay up at night?	Very	Moderately	Not at all
Social orientation	Very social	Social	Less social
Academic orientation	Very academic	Academic	Less academic
Which roommates do you prefer?	All male	All female	Co-ed
What year were you born in?			
Please insert any specific notes or requests (allergies**):			

Roommate Request(s)

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Rules and Regulations

Payment of Rent:

-Rent must be paid on the 1st of every month in full. After 7 days, a 25\$ late fee will be charged weekly until full payment is made.

Pets:

-La MARQ is a no pet premise. Any student caught breaking this rule is subject to fines and eviction.

Smoking:

-La MARQ is a non-smoking building. This includes both within your apartment and the amenities.

-Students are expected to step outside the building to smoke. A fine will be given if caught smoking on the premises of \$500.00.

Fire Safety:

-It is a serious offence to tamper with and/or cause damage to fire safety and prevention equipment.

-Residents who tamper with any of the above mentioned fire safety equipment face a minimum fine of \$250 and are also financially responsible for any damages and/or other costs as a result of their actions.

The Lease:

-A lease must be signed before a tenant is allowed access to their apartment.

-As per Quebec rental law, the tenant is bound to his or her lease for its entire term. No cancellation is permitted. If the tenant must vacate the unit before the end of its term, he or she must sublet or assign his or her room.

Alterations to the Apartment:

-The tenant cannot make any changes or alterations to the leased premises, not to wallpaper, paint or perforate walls, ceilings, floors, windows, doors, trim or alter any other parts of the leased premises.

-The tenant must pay for any additional cleaning or repairs caused by damages that he/she has caused to any of the walls and/or furniture

Locks:

-Each resident will be provided with a lock on their individual bedroom door. If this lock is damaged during the leasing term and requires replacement or the student loses the key and requires as second copy, there will be a \$25 fee.

-Upon move out, if the key for the bedroom lock is not returned to the Landlord, the resident will be charged a \$25 replacement fee.

Key Cards:

-Smart City Cards for use of the laundry rooms will not be included in your rent and will be an added cost of 5\$.

-Each resident is provided with a key card to access the main doors of the building (apartment, laundry room, front/back doors and amenities area). To replace a lost key there is a 1\$ charge.

-Tenants are not to lend out their key card to guests.

Mail:

- Upon Move Out, residents are responsible for notifying all parties of a change of address.
- Mail and packages delivered by private couriers who require a signature will not be accepted by staff without appropriate document.
- Any lost mailbox key must be replaced at the tenant's expense of \$25.

Guests:

- Residents are responsible and liable for their guests' behaviors.
- Any costs of damages created by the tenants guest will be will be incurred by the resident.
- The landlord reserves the right to remove/ban any guest from the premise.

General Rule/Conduct:

- It is required that all residents have proper insurance coverage for their personal items. They are also required to carry liability insurance.
- No resident shall steal any property or items defined as property of Varcity515, including items inside the leased apartment and items in the common areas.
- All residents shall support the enjoyment of the building, free from disruption, for all residents occupying the premises.
- At any time during the lease, if a tenant must change into another room in the building, he or she must pay a \$75 change fee, for cleaning of their old room.
- The resident shall conform to all local rules and regulations relating to Police, Health, Law or other matters. Any illegal activity on the part of a resident is grounds for eviction.
- No small appliances should require more than 1500W power. Anything exceeding this could cause a circuit overload.
- The resident shall return the leased furnished apartment in the condition in which it was received, except for charges resulting from "normal wear and tear". The resident will be financially and legally responsible for all damages caused to any rooms he/she occupied during the lease term.

I hereby agree to all of the above rules and regulations and understand the consequences.

Signature of resident: _____

Date (dd/mm/yy): _____



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Other Clauses

1. The Lessee acknowledges that the present agreement of lease confers on the Lessee the exclusive right to the bedroom identified on the agreement of lease and the right to use jointly with the joint Lessees the common areas in the dwelling, namely, the hall, living room, kitchen, bathroom, and locker room assigned to the dwelling. The Lessee acknowledges that the Lessee has no right to use or access any other resident room within the apartment suite other than the resident room assigned exclusively for the Lessee;
2. The Lessee acknowledges that it is the joint responsibility of residents of the apartment to maintain and clean the common areas in the dwelling, namely, the hall, living room, kitchen, bathroom, and locker room assigned to the dwelling as this is a shared apartment.
3. The Lessee acknowledges that the lessor shall make reasonable efforts to match the Lessee with the joint Lessees of the leased dwelling but that in no circumstances shall the Landlord be responsible to the Lessee for the choice of joint Lessees or the acts of any joint Lessee;
4. The Parties have specifically requested that the present lease be drafted in English.

Signature of resident: _____

Date (dd/mm/yy): _____

Canadian Anti-Spam Legislation (CASL) Consent Form

As a valued customer, we want to keep you informed about what's happening in your community. Email and other electronic communications are some of the best ways to stay in touch. Canada's Anti-Spam Legislation (CASL) requires that we obtain your consent to send electronic messages to you that may contain commercial content. These communications may include information about our offers, advertisements or promotions, planned common area or in-suite repairs, or any building-related activities.

If you consent to receiving electronic communications, which may contain commercial electronic messages, at the email address below as well as any future email addresses you may provide, please sign and date this form, and return it to us.

You may withdraw your consent at any time by unsubscribing to any further commercial electronic messages you receive from us.

Name _____
Email Address _____
Signature _____ Date _____

Thank you,

Centurion Property Associates Inc.

25 Sheppard Ave W, Suite 710
Toronto, ON M2N 6S6
1-888-236-7677 | lamarq.ca