



Address _____ Apt # _____ Date Required _____

Rent \$ _____ Includes Heat Hot Water Lights Parking Cable Local Phone HS Internet Other

Sec Dep \$ _____ **If not submitting a sec dep with app, WHY?** _____ Lease length : Yearly Monthly Weekly Fixed Term of _____ months

Special conditions:

PERSONAL INFORMATION

APPLICANT'S Name First Middle Last Phone #

Date of Birth (Y/M/D) Social Insurance Number (SIN) Email Address Phone #

OTHER OCCUPANTS (Adults & Children) RELATIONSHIP DOB (Y/M/D) Occupation

1 _____
2 _____
3 _____
4 _____
5 _____

Are there any smokers? Yes No **Do you have any Pets?** Yes No
If Yes, who & where do they smoke? _____ If Yes, what are the breeds & how many? _____

RESIDENTIAL HISTORY (Minimum 3 years)

Present Address City Postal Code How long there Rent

Landlord phone # Reason leaving

Previous Address1 City Postal Code How long there Rent

Landlord phone # Reason leaving

Previous Address2 City Postal Code How long there Rent

Landlord phone # Reason leaving

EMPLOYMENT HISTORY

Applicant's Current Status (Check all that apply) Full Time Part Time Employed Unemployed Student Retired Other

Present Employer/School Occupation Time there Gross Income/mo

Address Supervisor Phone #

Previous or Partner's Employer/School Occupation Time there Gross Income/mo

Address Supervisor Phone #

REFERENCES

Bank, Branch Address & Account #	Personal Reference 1	Personal Reference 2
List Credit Cards/Lines of Credit	Address	Address
	Phone #	Phone #

CREDIT ISSUES

How will your credit look? Poor Fair Good Very Good Excellent

Indicate any that apply to you? Bankruptcy Orderly Payment of Debt Collection(s)



VEHICLES

Make & Model	Year & Color	License Plate #	Province
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Make & Model	Year & Color	License Plate #	Province
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EMERGENCY CONTACT INFORMATION

FULL NAME	Phone #
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Address	Relationship
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APPLICATION PROCESS INFORMATION

A complete & SIGNED application is required from each person over the age of 18 who intends to reside at the property EXCEPT partners who have lived together for more than 2 years. Please list all occupations, sources of income & **all must sign**.

Applications are processed as quickly as possible, usually within 24 hours & possibly even 2 hours, BUT please allow for 2 business days. The more complete the application, the faster we process it. If the property rents before your application is processed or before you can submit the security deposit, you may transfer your application to another of our properties. Properties will not be held without landlord approval of application and a security deposit, so **it is best to provide the security deposit at the time of applying**, if you are certain you will be approved and serious about living here. If there is any question of your acceptability or desire to rent this property, please do not submit a security deposit. You will have to wait a few days for it to be returned in the mail if you are turned down. We can get it later.

Our general guidelines to qualify are that you have a legal, verifiable & secure income of approximately 3 times the monthly rent, approximately 2 recent years of favourable rental references (excluding renting from family members) or home ownership, and a minimum of 2 lines of good credit established with creditors who report to TransUnion. Negative references, collections, poor credit, bankruptcies, and deception may keep an application from being approved. Co-signers can be used in most cases of poor credit, low income, or lack of references, but will not be considered from applicants who have extremely bad references, credit, or have not been truthful on the application.

In most cases, employers will not provide confidential information regarding your income & employment without prior authorization from you. Please be sure to contact your supervisor or human resources department to notify them we will be in contact with them. It is best if you can have them fax us a confirmation of employment letter stating:

- 1) Date you started
- 2) Income you are paid
- 3) Full/part-time status
- 4) Permanent/temporary status.

In some cases, pay stubs will be acceptable. Self-employed individuals & contractors will have to provide copies of their Notice of Assessment from Revenue Canada for the last 2 years and/or, a copy of your contract with a large single client.

It is the responsibility of the tenant to obtain insurance for his/her liability for the rental property and its contents.

Tenant must be prepared to provide post-dated cheques for the whole term of the lease at the time of lease signing.

I hereby offer to lease from _____ the property referred to above. If accepted, I hereby agree to execute a _____ lease with the Landlord for the property and will provide \$_____ as the security deposit for the above rental property within 24 hours of acceptance. Should I not sign the lease or accept occupancy on _____ the Landlord is hereby authorized to rent the premises to someone else and the security deposit paid herewith shall be retained by the Landlord as liquidated damages for expenses incurred for reserving the suite. If the security deposit has been paid and the application is rejected, the security deposit will be refunded in full by cheque via mail.

I declare the information provided in this Application is true and correct, and I have not withheld any information relevant to this application. Pursuant to the Freedom of Information and Protection of Privacy Act, I hereby authorize The Pad Picker's agents to obtain and share with the Landlord a credit report on me from a licensed reporting agency and to receive and exchange with credit bureaus and my previous landlords credit and other information about me, to be used in the decision making process to provide me with rental accommodation.

I have received a copy of the Residential Tenancies Act of Nova Scotia and I have read and understand all the above.

DATE: _____ APPLICANT'S SIGNATURE: _____

DATE: _____ PARTNER'S SIGNATURE: _____