

OFFER TO LEASE

©2014 Calgary Residential Rental Association

Agreement made this _____ day of _____ 20 _____

BETWEEN

LANDLORD and TENANT(S)

(1) _____

(2) _____

hereinafter referred to as the "Landlord"

hereinafter referred to as the "Tenant"

PREMISES

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

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 o'clock noon on the _____ day of _____ 20 _____ and ends at 12:00 o'clock noon on the _____ day of _____ 20 _____.

B. Periodic Tenancy

The term of this lease is periodic from month to month commencing at 12:00 o'clock noon on the _____ day of _____ 20 _____.

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 _____, 20 _____ consisting of:

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

TOTAL _____

Rent for part of th 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 of the premises. (yes or no).

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.

THE TENANT SHALL BE RESPONSIBLE FOR THE FOLLOWING:

- 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 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 backside 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 _____

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