

OFFER TO LEASE dated _____

This is an offer by the Applicant and Guarantor for the Applicant to lease the Rental Unit and the room described below (Exclusive Use Space) as a Lease in Common with other students; as such, each student is responsible for the rent for their Exclusive Use Space within the rental unit and jointly responsible for the use of common areas within the Rental Unit. The Landlord may, in its sole discretion, assign or lease Exclusive Use Space within the Rental Unit or allow the various students who will occupy the Rental Unit to decide among themselves who shall have which of the available Exclusive Use Spaces in the Rental Unit. The students agree that if there is a vacancy of an Exclusive Use Space within the Rental Unit then the Landlord, in its absolute discretion and at any time, may lease that vacant space to any person. Exclusive Use Space is defined as a room or rooms within the Rental Unit designated for the exclusive use of a student and commonly, but not necessarily, used as sleeping quarters by the occupants for each Exclusive Use Space within the Rental Unit.

TO: **HORIZON LEGACY INFRASTRUCTURE 2008 CORP. O/A CAMPUS COMMON** (Landlord)

2300 Yonge Street, Suite 801 Toronto Ontario M4P 1E4 (Address)

1. APPLICANT: PRESENT ADDRESS:

Name	Apt. No.	Street	City	Postal Code

TELEPHONES: Home	_____	Business	_____	
Mobile	_____	EMAIL:	_____@_____	

2. RENTAL UNIT AND EXCLUSIVE USE SPACE APPLIED FOR:

Rental Unit No.: _____; Room/Space No.: _____ Address: _____ City: _____

Parking privileges required for _____ private automobile(s): Outside _____ Underground _____ Covered _____ Garage _____
(specify number of spaces in each category)

NOTE: NO DOGS, CATS, OR OTHER PETS OR ANIMALS ALLOWED

Applicant's Signature(s) re: NO PETS _____

3. GUARANTOR'S NAME: PRESENT ADDRESS:

Name	Apt. No.	Street	City	Postal Code

Term to commence _____ Term to end _____

Date accomodation required _____

<p>4. (i) RENTAL INFORMATION: [Includes discount specified in 4(ii)]</p> <table border="0"> <tr><td>Monthly Rental</td><td>\$ _____</td></tr> <tr><td>Parking</td><td>\$ _____</td></tr> <tr><td>Air Conditioner</td><td>\$ _____</td></tr> <tr><td>Appliances</td><td>\$ _____</td></tr> <tr><td>Additional services _____</td><td>\$ _____</td></tr> <tr><td style="padding-left: 20px;">(specify)</td><td></td></tr> <tr><td>Additional services _____</td><td>\$ _____</td></tr> <tr><td style="padding-left: 20px;">(specify)</td><td></td></tr> <tr><td>TOTAL MONTHLY RENTAL</td><td>\$ _____</td></tr> </table>	Monthly Rental	\$ _____	Parking	\$ _____	Air Conditioner	\$ _____	Appliances	\$ _____	Additional services _____	\$ _____	(specify)		Additional services _____	\$ _____	(specify)		TOTAL MONTHLY RENTAL	\$ _____	<p>If the Rented Premises are subject to a rental discount, the amount of the discount shall be \$ _____ which shall be given as follows: _____</p> <p>A Pro-Rated Rent of \$ _____ is to be paid in advance to cover the period from _____ to _____ <small>Date Date</small></p>
Monthly Rental	\$ _____																		
Parking	\$ _____																		
Air Conditioner	\$ _____																		
Appliances	\$ _____																		
Additional services _____	\$ _____																		
(specify)																			
Additional services _____	\$ _____																		
(specify)																			
TOTAL MONTHLY RENTAL	\$ _____																		

The Applicant agrees to pay for the following services and facilities applicable to the Rental Unit and to provide written confirmation from applicable utilities prior to commencement of lease that utilities are in Applicant's name:

<p>4. (ii) The charges listed in 4(i) above include a 2% Prompt Payment Discount which shall be given monthly <u>only</u> if Total Monthly Rental is paid on or before the first day of each month. This discount may be discontinued, in the Landlord's sole discretion, at any time after the expiry of the initial term of this Agreement.</p>	Specify Yes or No
Electricity	_____
Water	_____
Gas	_____
Heat	_____
Water Heater Rental	_____
Cable TV	_____
Other: _____	_____
	<small>Specify</small>

4. (iii) SUMMARY OF MONIES TO BE PAID

Total Monthly Rental for first month's rent	\$ _____		
Pro-Rated Rent	\$ _____		
Contract Deposit	\$ _____		
Refundable deposit for entry key/card	\$ _____		
TOTAL	\$ _____	Contract Deposit received with this Offer	\$ _____

I/We hereby certify the information provided above and on the reverse of this form (Applicant and Guarantor's Particulars) to be true and agree that upon acceptance of this Offer to Lease by the Landlord, I/We shall forthwith enter into a Lease in Common incorporating the above terms into the Landlord's usual form which I/We have been given the opportunity to review, in which event the Contract Deposit shall be deemed to be a Rent Deposit and applied towards the rent of the last month's occupancy. **IF I/WE SHOULD FAIL TO ENTER INTO SUCH LEASE IN COMMON, IN ADDITION TO ANY OTHER RIGHT TO DAMAGES ACCRUING TO THE LANDLORD, I/WE AGREE AND ACKNOWLEDGE THAT THE CONTRACT DEPOSIT SHALL BE FORFEITED.**

If the Landlord is unable to give possession of the premises on the date of commencement of the term for any reason, the Landlord shall not be subject to any liability to the Applicant and shall give possession as soon as the Landlord is able to do so. The rent shall abate until possession of rented premises is offered by the Landlord to the Tenant. Failure to give possession on the date of commencement shall not in any way affect the validity of the Tenancy Agreement, the obligations of the Tenant or in any way be construed to extend the term of this Tenancy Agreement. In the event that a Lease in Common is entered into, this accepted Offer will be deemed to form part of the said Lease.

The Applicant hereby gives permission to the Landlord or his Agent to use the information collected herein to obtain a consumer report; to contact employers, previous landlords, references; to contact agencies that provide landlord information; to enforce the terms of any Lease in Common that may be subsequently entered into with the Applicant; or to reasonably use it otherwise to assess this Offer to Lease. It is agreed that where this Offer is not accepted, the Landlord shall not be required to give reasons therefore.

..... (Witness) Applicant 1	ACCEPTANCE; The Landlord hereby accepts this Offer to Lease for the Rented Premises and Exclusive Use Space as herein described.
..... (Witness) Guarantor	
 Date (Landlord or Agent)

APPLICANT'S PARTICULARS

APPLICANT

GUARANTOR

Present Landlord's Name		
Present Landlord's Address		
Present Landlord's Phone Number		
Years lived at present address?:		
What is your previous address?		
Years lived at previous address?		
Name of Previous Landlord		
Address of Previous Landlord		
Phone # of Previous Landlord		
Employer's Name		
Address		
Telephone		
Length of Employment		
Occupation		
Annual Income		
Previous Employer's Name		
Previous Employer's Phone		
Length of Employment		
Name of Bank		
Branch		
Account Number(s) and Type		
Other Income or Assets (Please Specify)		
Year, Make and Colour of Auto		
Licence No. (Auto)		
Driver's Licence No.		
Social Insurance No.		
Date of Birth (D/M/Y)		
Photo ID Provided (specify type)		

REFERENCES: **Two personal** (other than relatives)

Must be completed in full.

NAME		
ADDRESS		
PHONE		
NAME		
ADDRESS		
PHONE		

IN CASE OF EMERGENCY, Contact next of kin:

NAME		
ADDRESS		
PHONE		
RELATIONSHIP		

I/We certify that the above information is complete and correct.

.....
(Witness)

.....
(Applicant 1)

.....
(Witness)

.....
(Applicant 2- Guarantor)