

Agreement to Lease- Residential

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

TENANT:....., and

LANDLORD:

For the lease of

..... dated the day of, 20.....

The Tenant(s) agree to provide a certified cheque or Bank Draft as a deposit within one (1) banking day of the acceptance of this Offer. Upon receipt of the certified cheque or draft, the uncertified cheque provided upon acceptance of this Offer, if any, will be returned to the Tenant(s).

The parties to this agreement here acknowledge and agree that the deposit holder, iPro Realty Ltd., Brokerage shall place the deposit in an interest-bearing Real Estate Trust Account which earns interest at a variable rate, calculated using TD Canada Trust prime rate, minus 2.9%. If the interest earned on the deposit is more than \$150, it shall be paid to the Buyer(s) following the completion of this transaction, otherwise it shall be retained by the deposit holder and no statement of account will be provided. Where the deposit is from a private individual (not a corporation), no interest will be paid to the individual unless that individual provides iPro Realty Ltd. Brokerage with their Social Insurance Number and mailing address for Income Tax purposes prior to the completion of this transaction.

The Tenant(s) acknowledges that no interest shall be paid to the Tenant(s) unless the Tenant(s) provide the Deposit Holder with a valid Social Insurance Number for the use on the required Revenue Canada T5 forms no later than TEN (10) days following completion.

Any interest cheque(s) issued by the Deposit Holder and not negotiated within SIX (6) months following the completion of the herein transaction shall be forfeited to the Deposit Holder.

For the purposes of this Agreement, the term "banking days" shall mean any day other than a Saturday, Sunday or Statutory/Civic/Family Day in the Province of Ontario.

In accordance with the Federal Privacy Act (PIPEDA), upon removal of conditions of the Agreement, and notwithstanding previous consents to publish details of the transaction on the MLS(R) system, all parties to this transaction provide consent to the Listing and Co-operating Brokerages names herein, to promote their respective roles in the Listing/Selling of this property, in printed materials and web sites, for no longer than 24 months from the closing date of the transaction, provided that the selling price, and personal information is not disclosed in any such advertising, without specific written consent.

ADVICE: All parties acknowledge and accept that any information provided by iPro Realty Ltd., Brokerage, it's Brokers, Sales Representatives and Employees shall not be construed as expert advise on the matters of legal, financial, tax, investment, environmental, engineering, building condition, zoning, local by-laws, building codes, retrofit requirements, the property's current or future permitted legal uses. All parties acknowledge that the Brokerage, Broker or Salesperson has advised that all parties seek their own independent professional advise on all such matters.

MEASUREMENTS: All dimensions and measurements for the subject property and all structures thereon are not warranted and should be verified independently by the Buyer(s) to his own satisfaction.

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

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):



The trademarks REALTOR®, REALTORS®, MLS®, Multiple Listing Services® and associated logos are owned or controlled by The Canadian Real Estate Association (CREA) and identify the real estate professionals who are members of CREA and the quality of services they provide. Used under license.

© 2024, Ontario Real Estate Association ("OREA"). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard pre-set portion. OREA bears no liability for your use of this form.