



BestNet.Property

## Rental Policy

Our objective in managing this property on behalf of the owner is to find a person or family that will

- Be financially responsible and always pay rent on time
- Respect the property and look after it as their own
- Be a good neighbour and not cause disturbance in the neighbourhood
- Be a prospective longterm tenant

All rental applications are processed under the terms of this policy

1. It is our policy to process all rental application in full compliance with the Rental Housing Act, which amongst other requirements **disallows discrimination of any kind.**
2. Rental units are only available to **rent when they are ready to rent.** i.e. when they are clean and in rental condition.
3. We will require **suitable identification and compliance with FICA** requirements, a photo of all approved tenants, written permission to verify the information provided so that your credit and personal references can be checked.
4. We require tenants to **comply with municipal bylaws and body corporate requirements** in respect of the number of people allowed to occupy the unit. Occupation will be limited to the number of people indicated on the application form and lease.
5. All **applications will be evaluated in the same manner.** Each adult applicant should fill in an application form and voluntarily give all requested information. Any false or incomplete information will result in cancellation of your application. A credit report, employment verification and rental references for each adult tenant will determine if our rental criteria have been met. This will take 4 working days.

## 6. Basic rental criteria

- **Total income** of all applicants to be listed and to be three times the monthly rental. All income must be verifiable. All adult tenants are **jointly and severally** responsible for the lease which means that each one can be held responsible for the total rent due, regardless of their ability to pay.
- You must be able to show that you have a **clean financial credit record**. If you are black listed, have unpaid debt, or if our research shows a poor credit record your application will be denied.
- **Rental History**, We will ask for proof of your previous rental history and should be able to show that you have paid rent in the past in compliance with the agreements you entered into. That the units you have vacated were in a good condition and that neighbours did not complain about your behaviour and that of your guests.
- **Criminal records**, if you have been convicted of a crime, your application may be denied, depending on the nature of the conviction.
- All applicants that meet these basic requirements will be considered, final selection will be a question of judgement as to which applicant best meets the objectives outlined above.