

APPLICATION INFORMATION SUMMARY – NEW TENANTS

Application is to be completed and approved prior to acceptance and viewings are scheduled.

A **one year lease** is to be signed, which rolls over to month-to-month after the one year term is completed.

Rent is due on the **first day of each month**. Pre-authorized payment is the only method of payment accepted. **NSF** rent payments are subject to a **\$25** administration fee.

Residential rents may increase every February 1st, *despite* move-in date and are in accordance with regulations set out by the Island Regulatory and Appeals Commission (IRAC), increasing to the maximum allowable amount.

The following prices include heating oil, lawn care, water & sewer and maintenance:

	<u>Current Rental Rate</u>
2 bedroom bungalow (750 sqft)	\$ 776
2 bedroom duplex (with dining room) (1002 sqft)	\$ 808
2 bedroom bungalow fully renovated (750 sqft)	\$ 997
3 bedroom house (1 ½ stories) (898 sqft)	\$ 838
3 bedroom small duplex (with dining room) (947 sqft)	\$ 808
3 bedroom medium duplex (with dining room) (1120 sqft)	\$ 870
3 bedroom large duplex (with dining room) (1560 sqft)	\$ 1078
3 bedroom house fully renovated (898 sqft)	\$ 1087
4 bedroom house (with dining room) (1264 sqft)	\$ 1099
4 bedroom small duplex (with dining room) (1264 sqft)	\$ 921
4 bedroom medium duplex (with dining room) (1530 sqft)	\$ 1053
4 bedroom large house (with dining room) (1560 sqft)	\$ 1150

NOTE any house with a garage is an additional **\$25** per month.

A \$100 non-refundable holding deposit is due upon acceptance of a unit (amount goes toward Security Deposit).

Before taking possession of the unit the tenant must provide the following items:

- A Security Deposit of one full month's rent
- First months' rent, or pro-rated rent if taking unit mid-month
- Banking information for Pre-Authorized Payments of monthly rent
- Valid phone number and PO Box #. PO Box can be acquired at the postal outlet at Slemon Park Plaza.
- Confirmation number from Maritime Electric to change billing into their name.
- Confirmation of Tenant Insurance

Cats and dogs must be tied or kept indoors, and must not be left out to bark. **Rottweiler's and Pit Bulls, or mixes of these breeds and exotic pets are strictly prohibited.** One cat and/or one dog only, per unit for incoming tenants.

Tenant is responsible for snow removal from walkways and oil fill pipes in addition to waste management, general care of property and seasonal clean up disposal.

Schools: **English** – Parkside Elementary School/Miscouche Consolidated **French Immersion** – Parkside Elementary School
For further information, contact the **Western School Board at 888-8400.**