

\_\_\_\_\_ Municipality of: \_\_\_\_\_

in the Province of Alberta, Hereinafter referred to as the Premises/Property  
Between Manager and/or Owner's Name: \_\_\_\_\_

AND all Signers/Tenants'/Occupant should be signed at the end of this lease. All are to be included in the collective Tenant. AND Company name (if applicable): \_\_\_\_\_

\$ \_\_\_\_\_ is the Security Deposit agreed upon. This lease does not constitute a receipt. The Tenant is to keep a copy of their email transfer, bank transfer, bank receipt or written receipt.

\$ \_\_\_\_\_ is the NET rent and other Fees due AFTER the 10% for, but not limited to: rent, applicable fees and utilities paid on or before the 1st of each month AND that the Tenant acquires and maintains their own tenant's insurance AND that the Tenant follows or adheres to the Terms & Conditions and Rental Rules version \_\_\_\_\_ as provided and available on the website www.racerealestate.com. The Tenant may move-in early at a pro-rated amount. s

TERM 1: \_\_\_\_\_ Commencement Date: \_\_\_\_\_

If applicable, Fixed End Date: \_\_\_\_\_

UTILITIES: Unless stated otherwise in the "Other" section of the Lease the Owner is responsible to pay for the mortgage, property taxes, owner insurance and condo fees as it relates to the property.

Utilities: \_\_\_\_\_

As applicable only to the terms in this lease and only if the tenant neglects to do it: The Tenant hereby gives the Manager permission to open, close and alter utility accounts in the Tenant's name and contact information for purpose of utility bills and any other account related to the Property described above such as but not limited to Electricity, Natural Gas and Municipal Water and Sewer.

The Tenant agrees that if any utilities are included that the owner is not providing unlimited utility usage but is only carrying the billing while including a certain dollar value from the rent towards the tenants costs. Unless otherwise agreed upon in writing that value is an average of \$120/mth Electricity, \$150/mth Gas and \$60/mth Municipal. Separately, if the owner agrees to include TV/Internet is shall be \$80/mth.

Other notes if applicable: \_\_\_\_\_

Other Terms or Conditions \_\_\_\_\_

Pets are not allowed unless the tenant receives permission in writing. If required, any additional pet fees are non-refundable. Smoking of any substance including incense is not allowed within the premises at any time. The maximum number of occupants is not to exceed the number of bedrooms plus one. All adults are to have provided their government issued photo ID. All adults must apply to be an occupant. The tenant hereby discloses their pet(s) \_\_\_\_\_

Credit Reporting: The Tenant gives the Landlord permission to obtain and exchange personal information with a licensed credit-reporting agency for application to this property.

Addendum Documents: The Tenant agrees to the Fee Schedule, Rental Rules and Terms & Conditions,

Insurance: The Tenant shall immediately acquire tenants insurance, pre-paid annually, and provide a copy to the Manager OR for automatic service use the pre-approved service from [Nuera](#) which will automatically quote based on property address and provide a copy of the insurance to the Manager

Move-out Procedure: Subject to the move-in. The Tenant agrees to follow the Move-out Procedure. The Tenant agrees that cleanliness is subjective and after the inspection the Owner reserves the right to bring in an independent professional cleaner to ensure proper cleaning at the cost of the Tenant.

The Tenant agrees neither to review online nor comment in forums regarding their opinion of the Manager either for good or bad because the Manager works on behalf of the Owner and must act on the Owners behalf and direction and not the Tenants. As such reviews are a conflict of interest since it would motivate the Manager personally to act against their contract to the Owner.

Paying Rent: The Tenant agrees to pay the rent by whatever method as directed by the Manager with neither abatement, deduction or set off. If applicable, the Tenant agrees to pay the whole or a portion of the rent by email transfer

The Tenant has received a copy of and link directly to the Residential Tenancy Act (RTA) and is aware that is is a freely and publicly available document on the Queens Printer website: [www.qp.alberta.ca](http://www.qp.alberta.ca)  
The Tenancy created by this agreement is governed by the RTA and if there is a conflict between this agreement and the RTA, the RTA prevails but the lease is still in full effect excepting the parts that are in conflict.

ACCEPTANCE AND RECEIPT: The Tenant has received a copy of, read and understood every page of this Lease, Fee Schedule, Rental Rules and Terms & Conditions (version \_\_\_\_\_, also available on the website [www.racerealestate.com](http://www.racerealestate.com)) and hereby accepts them subject to the conditions, restrictions, and covenants above set forth or attached hereto. Both parties accept the use of a digital signature in this lease.

The Tenant understands that the term Owner and Manager are interchangeable on this lease.

Owner: \_\_\_\_\_

The tenant understands this is an application and not a completed lease until it has been submitted and acknowledged as received and acceptable by the Manager and/or the Owner.

Tenant(s) names and signatures: