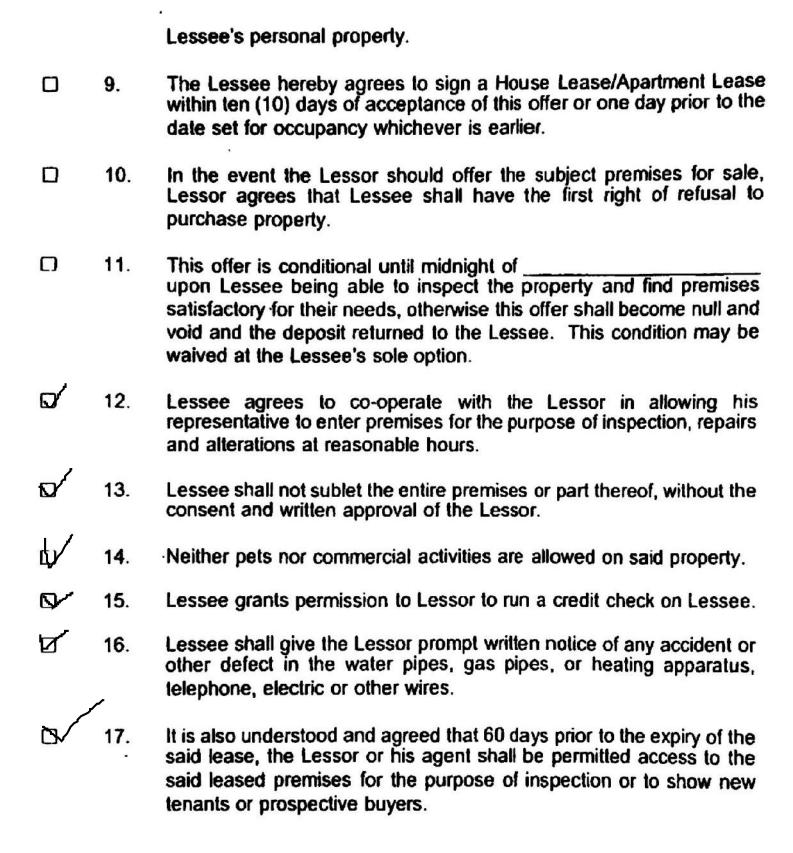
OFFER INFORMATION CLAUSES LEASES

LESSOR/LANDLORD:				
LESSEE/TENANT:				
LISTING BROKER:				
CO-OPERATING BROKER:				
KNOWN MUNICIPALLY AS (ADDRESS):				
TOWN: BOROUGH: CITY:				
TERM OF LEASE: 1 1/200				
START DATE: END DATE:				
ANNUAL RENTAL: MONTHLY RENTAL:				
PAYMENT DATE (i.e. first of month, 15th of month, etc.)				
DEPOSIT CHEQUE:				
SUBMITTED (Please circle): Herewith Upon acceptance				
DEPOSIT APPLIES TO (ie. 1st & last month, etc.):				
PREMISES TO BE USED FOR:				
IRREVOCABLE DATE: TIME: (AM/PM)				
COMMISSION: As Mentioned in Ms				
LISTING BROKER'S FAX: ()				
CO-OPERATING BROKER'S FAX: ()				

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₩ /	1.	It is understood and agreed that Lessee agrees to pay the cost of all utilities and hot water tank (rental) required on the premises during the term of the lease and any extension thereof.
□	2.	It is understood and agreed that the premises shall be leased in its present condition, and shall include all existing electric light fixtures, fridge, stove, washer, dryer, built-in dishwasher, drapes, drapery tracks, vertical blinds, broadloom where laid, air conditioning.
	3.	Lessee shall have the option to renew this Lease for an additional one year, at a price that complies with the Rent Control Section of the Landlord and Tenant Act and such notice to exercise this action shall be given in writing to the Lessor at least 60 days prior to the expiry of this Lease.
	4.	The Lessee shall maintain the property and appliances in good condition and shall pay the first \$50.00 of the cost of each repair and the entire cost of repair of damage caused by the Lessee's willful damage or negligence. The Lessor shall be responsible for repair costs over \$50.00 per repair, provided that notice is given to them by the Lessee of any major repairs necessary.
	5 .	This offer is conditional until midnight of upon the Lessor receiving a satisfactory report back from all credit and other references supplied by Lessee, failing which this offer shall become null and void and the Lessee's deposit shall be returned in full without interest or deduction. This condition is provided for the benefit of the Lessor and may be waived at their sole option.
Ø	6.	The Lessee agrees that no alterations be done to the exterior or interior of said premises without the written consent of the Lessor.
-	7.	Lessee agrees to maintain the lawn, garden, shrubs, and trees on the premises in good condition and the sidewalks free of snow and ice at their cost.
Ø	8.	Lessor shall pay the real estate taxes on the premises and maintain fire insurance on the premises. Lessee acknowledges that the Lessor's insurance on the premises provides no coverage on the



See over for more clauses . . .

	18.	The Lessor shall be entitled to show the said property during the lease period at a reasonable hour, provided 24 hours notice is given.
G/	19.	Lessee to provide Lessor with TEN (10) post-dated cheques on said property. (NOTE: This cannot be enforced even if Lessee agrees).
S /	20.	Lessor is not responsible for any accidents on the real property created by the Lessee's negligence, and if damage is caused, Lessee agrees to replace at own expense the damage caused by the Lessee's negligence.
D/	21.	Lessor and Lessee agree that the execution of this Agreement of Offer to Lease or any amendment thereto or any notice or waiver required to be given pursuant thereto may be delivered by a facsimile and such facsimile copy shall be deemed to have the same force and effect as an executed original.
	22.	SUB-AGENT CLAUSE (FOR LEASES)
	23 .	SINGLE AGENCY CLAUSE (FOR LEASES)
	24.	BUYER-BROKER COMPENSATED THRU LISTED BROKER (FOR LEASES) ***
	26.	DUAL AGENCY CLAUSE (FOR LEASES)

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