

Rent To Own

Uncovering The Mysteries

www.homeinvestornow.com

Who is Mark Loeffler?



- Husband, father, business owner, landlord, entrepreneur.
- Graduate of Western in 2000
- Worked for Canon selling paper and paper accessories – it was a job, but it wasn't something that would get me to the point I wanted to be in 5-10 years. It paid the bills, and BARELY AT THAT!
- Dubbed "The Versatile Investor" by Canadian Real Estate Magazine
- Has helped hundreds of investors diversify their portfolios and strengthen their investment footing through rent to own strategy.
- Helped thousands of people learn to invest through The Secrets of Savvy Investors and The Versatile Investor website.

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What is Rent To Own?

Rent To Own/Lease To Own are the same thing – the term you use will depend on how you market.

The tenant rents the home for a pre-determined amount of time.

A portion of the tenant's rent is saved for them to help them establish a sufficient down payment at the end of the rental term

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Why Rent To Own?



- 30% PLUS Return On Investment per year
- High Monthly Cash Flow – IN ANY MARKET
- Property financed 100%

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Why Rent To Own?



- No tenant phone calls for plugged toilets or leaky taps – tenant is responsible for maintenance, upgrades and upkeep
- No need to deal with property maintenance company
- Hands-off

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Why Rent To Own?



- Fixed exit strategy
- Easier, less-threatening way of investing for new or less-seasoned investors
- Great side income
- Helping people, win/win/win situation for everyone involved

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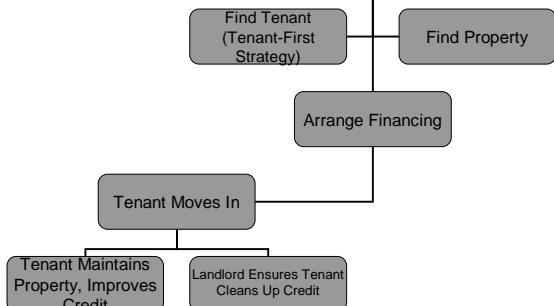
Why Not Rent To Own?

- Must continuously update portfolio
- Taxed as active income



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Rent To Own: The Steps



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After Rent To Own Term Ends

Tenant Arranges Financing

Sale of House to Tenant

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How To Sell A Tenant

- Gets tenant into the home now even with bruised credit
- Start building equity
- Work with someone qualified to help improve credit



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How To Sell A Tenant

- Part of their rent is saved for their down payment
- Security for family



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How To Sell A JV Partner



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RTO!

- 90%
- 80%

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Financial Analysis Burlington, ON 3 Year Term

	%	Monthly Figures	Actual Figures
Purchase Price			\$300,000
Financing Information			
1st Mortgage	90%		\$270,000
Total Mortgage			\$270,000
Investment			
Down Payment	10%		\$30,000
Land Transfer Tax			\$2,975
Legal Costs			\$1,148
Disbursements (GST + PST)			\$1,612
Tenant Locator Fee			\$10,000
Less: Security Deposit (from Lessee)			(\$17,900)
Total Investment	9.28%		\$27,815
Profit from Sale/Transfer			
Sale/Transfer Price	5/5/5%		\$347,289
Add: Exercise of Option Fee			\$2,700
Less: Remaining 1st Mortgage			(\$273,708)
Less: Legal Cost to discharge			(\$350)
Less: Initial Investment			(\$2,935)
Less: Security Deposit (from Lessee)			(\$17,900)
Less: Monthly Credits to Lessee		\$540	36
Total Profit from Sale/Transfer			\$10,754
Gain From Monthly Cashflow			
Lease Payment		\$2,700	\$97,200
Less: Debt Service - 1st Mortgage	4.75%	(\$1,388)	(\$49,964)
Less: Property Tax		(\$222)	(\$7,977)
Less: Insurance		(\$6,00)	(\$2,340)
Less: Maintenance Fee		0	\$0
Total Profit from Cashflow			\$1,026
Net Profit			\$47,673
Return on Investment (Per Annum)			57%

Financial Analysis Burlington, ON 3 Year Term

	%	Monthly Figures	Actual Figures
Purchase Price			\$300,000
Financing Information			
1st Mortgage	80%	\$240,000	
Total Mortgage			\$240,000
Investment			
Down Payment	20%	\$60,000	
Land Transfer Tax		\$2,975	
Legal Costs		\$1,148	
Disbursements (GST + PST)		\$1,612	
Tenant Locator Fee		\$10,000	
Less: Security Deposit (from Lessee)		(\$17,900)	
Total Investment	18.91%		\$56,723
Profit from Sale/Transfer			
Sale/Transfer Price	5/5/5%	\$347,289	
Add: Exercise of Option Fee		\$2,700	
Less: Remaining 1st Mortgage		(\$240,000)	
Less: Legal Cost to discharge		(\$350)	
Less: Initial Investment		(\$56,723)	
Less: Security Deposit (from Lessee)		(\$17,900)	
Less: Monthly Credits to Lessee		\$540	36
Total Profit from Sale/Transfer			\$15,375
Gain From Monthly Cashflow			
Lease Payment		\$2,700	\$97,200
Less: Debt Service - 1st Mortgage	4.75%	(\$1,165)	(\$44,986)
Less: Property Tax		(\$222)	(\$7,977)
Less: Insurance		(\$6,00)	(\$2,340)
Less: Maintenance Fee		0	\$0
Total Profit from Cashflow			\$1,247
Net Profit			\$60,472
Return on Investment (Per Annum)			76%

Worst Case Scenario

OR

Murphy's Law

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What If....

The tenant moves out in the night?



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What If....

The Tenants Trash The House?



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What If....

A Tenant Gets Hurt On The Property and Claims You're Liable?



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What If....

The Tenant Doesn't Pay Their Rent?



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What If....

The Tenant Is Unable To Buy At The End Of The Rental Term?



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Intent To Lease Intent to Lease Contract

Received from _____ hereinafter referred to as the "Applicant(s)", the sum of _____ (\$_____), which upon acceptance of this application by _____, as an application fee. The applicant has the right within 48 hours to cancel this application; where the deposit received shall be fully refunded. After this period, this application fee is deemed non-refundable. Upon the successful completion of the rent to own transaction is fully completed, the application fee will be credited towards the deposit of the rent to own agreement.

Signature of Applicant *Date* *Signature of Co-Applicant* *Date*

Address *Signature of Witness* *Date*

Phone *Authorization*

Lease

Residential Lease with Option to Purchase

THE LEASE

This Residential Lease with Option to Purchase agreement (including Schedules A, B and C) is made and entered into this _____ between _____ hereinafter referred to as the "Owner", and _____ hereinafter referred to as the "Tenants".

The financial requirements for the Lease with Option to Purchase are as follows:

- 1) Payable prior to occupancy: TOTAL: \$_____
 - (a) Initial "Option Deposit" (non-refundable) _____ *Initial* _____
 - (b) First Month's rent: _____ *Initial* _____
- 2) Monthly Credit:
(a) "Monthly Credit" (non-refundable) (Paid only for month rent is "ON TIME") \$ _____ *Initial* _____ (AMOUNT)
The Tenant hereby offers to lease from the Owner the real property situated in the City of _____ in the Province of _____, located at _____, hereinafter referred to as the "Premises", with the following legal description: _____

The Option To Purchase

Schedule A THE OPTION TO PURCHASE

1. **PURCHASE PRICE:** In consideration of \$1.00 (one dollar) and so long as the Tenant is not in default hereunder, the Tenant shall have the option to purchase the Premises described in the Agreement (the "Option") for a Purchase Price of \$ _____ (AMOUNT).

2. **EXERCISE OF OPTION:** The Option shall be exercised by mailing or personally delivering written notice to the Owner 60 days prior to the expiration of the lease and by providing a Purchase Deposit in the amount of \$ _____ (AMOUNT) to certify the intent to purchase, payable to the Owner's solicitor, "in trust".

Notice, if mailed, shall be by registered mail to the Owner at the address indicated in the Agreement and shall be deemed to have been given on the day following the day shown on the post office receipt.

The Option shall be conditional upon financing, and should the Tenant not be able to secure financing, the Owner will return the above purchase deposit in the amount of \$ _____ (AMOUNT) in full, without deduction and with no interest.

By exercising the Option, the Tenant states that it has full intention to purchase the property and that the Tenant believes that the required financing (if any) is in place.

3. **OPTION CREDITS:** The Option Credits, if any, shall be applied to the Purchase Price only if the Option is exercised and the sale closes. If the Option to Purchase is not exercised, for any reason, the Tenant forfeits all Option Credits and the Owner will retain all Option Credits. *Initial* _____

Financial Analysis
Burlington, ON
3 Year Term

	%	Monthly Figures	Actual Figures
Purchase Price			\$300,000
Financing Information			
1st Mortgage	80%		\$240,000
Total Mortgage			\$240,000
Investment			
Down Payment	20%		\$60,000
Land Transfer Tax			\$2,975
Legal Costs			\$1,148
Disbursements (GST + PST)			\$500
Tenant Locator Fee			\$10,000
Less: Security Deposit (from Lessee)			(\$17,900)
Total Investment	18.91%		\$56,723
Profit from Sale/Transfer			
Sale/Transfer Price	5/5/5%		\$347,288
Add: Exercise of Option Fee			\$2,700
Less: Remaining 1st Mortgage			(\$240,000)
Less: Legal Cost to discharge			(\$350)
Less: Initial Investment			(\$56,723)
Less: Security Deposit (from Lessee)			(\$17,900)
Less: Monthly Credits to Lessee	\$540	36	(\$19,440)
Total Profit from Sale/Transfer			\$15,575
Gain From Monthly Cashflow			
Lease Payments		\$2,700	\$97,200
Less: Debt Service - 1st Mortgage	4.75%	(\$1,166)	(\$41,986)
Less: Property Tax		(\$222)	(\$7,977)
Less: Insurance		(65.00)	(\$2,340)
Less: Maintenance Fee		0	\$0
Total Profit from Cashflow		\$1,247	\$44,897
Net Profit			\$60,472
Return on Investment (Per Annum)			36%

Financial Analysis
Burlington, ON
3 Year Term

	%	Monthly Figures	Actual Figures
Purchase Price			\$300,000
Financing Information			
1st Mortgage	90%		\$270,000
Total Mortgage			\$270,000
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Down Payment	10%		\$30,000
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Less: Monthly Credits to Lessee	\$540	36	(\$19,440)
Total Profit from Sale/Transfer			\$10,754
Gain From Monthly Cashflow			
Lease Payments		\$2,700	\$97,200
Less: Debt Service - 1st Mortgage	4.75%	(\$1,388)	(\$49,964)
Less: Property Tax		(\$222)	(\$7,977)
Less: Insurance		(65.00)	(\$2,340)
Less: Maintenance Fee		0	\$0
Total Profit from Cashflow		\$1,026	\$36,919
Net Profit			\$47,673
Return on Investment (Per Annum)			57%

Intent to Lease Contract

Received from _____ hereinafter referred to as the "Applicant(s)", the sum of _____ (\$_____), which upon acceptance of this application by _____, as an application fee. The applicant has the right within 48 hours to cancel this application; where the deposit received shall be fully refunded. After this period, this application fee is deemed non-refundable. Upon the successful completion of the rent to own transaction is fully completed, the application fee will be credited towards the deposit of the rent to own agreement.

<i>Signature of Applicant</i>	<i>Date</i>	<i>Signature of Co-Applicant</i>	<i>Date</i>
<i>Address</i>		<i>Signature of Witness</i>	<i>Date</i>
<i>Phone</i>		<i>Authorization</i>	

Residential Lease with Option to Purchase

THE LEASE

This Residential Lease with Option to Purchase agreement (including Schedules A, B and C) is made and entered into this _____, between _____ hereafter referred to as the "Owner", and _____ hereafter referred to as the "Tenants".

The financial requirements for the Lease with Option to Purchase are as follows:

- 1) Payable prior to occupancy: TOTAL: \$ _____
(a) Initial "Option Deposit" (non-refundable) _____ Initial _____
(b) First Months rent: _____ Initial _____

- 2) Monthly Credit:
(a) "Monthly Credit" (non-refundable) (Paid only for months rent is "ON TIME") \$ _____ Initial _____ (AMOUNT)

The Tenant hereby offers to lease from the Owner the real property situated in the City of _____ in the Province of _____, located at _____; hereinafter referred to as the "Premises", with the following legal description: _____

Terms and Conditions

1. **TERM:** The term of the lease shall be _____ months, commencing on _____ and terminating on _____
2. **RENT:** The Rent shall be \$ _____ per month; payable to the Owner in advance, on or before the first day of each calendar month, at the address indicated below, or such other places as may be designated by the Owner from time to time.
(a) If the Rent is not paid on time, the Tenant shall forfeit the Monthly Credit for that month.
(b) To ensure timely payments and to ensure accumulation of all Monthly Credits, the preferred form of payment is post dated cheques.
3. **FURTHER OPTION DEPOSITS:** The Tenant agrees to pay _____ N/A _____ additional Option Deposits (to be credited toward the purchase of the property) as follows:
(a) \$ _____ .00 together with the _____ Rent payment.
(b) \$ _____ .00 together with the _____ Rent payment.
4. **UTILITIES:** The Tenant shall pay all utilities and services for the Premises (e.g., condo fees, electricity, water, sewer service, garbage collection, telephone, cable TV, and Internet) in a timely manner.
(a) The Tenant agrees to have the electricity, natural gas, and water utilities put in his name as of the commencement of this Agreement.
(b) Upon request by the Owner, the Tenant shall provide proof of timely payment of such utilities and services.

Owner's initials



Residential Lease with Option to Purchase
(ADDRESS)

Tenants initials



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Ver. 2, Apr

- 5. USE & OCCUPANTS:** The Premises shall be used as residence with no more than ____ adults and ____ children. The Premises shall not be used for any other purpose without the prior written consent of the Owner.
- 6. PETS:** No pets without prior written consent of the owner.
- 7. ASSIGNMENT & SUBLetting:** The Tenant shall not assign this Agreement or sublet the Premises or any portion thereof without the prior written consent of the Owner.
- 8. MAINTENANCE, REPAIRS AND ALTERATIONS:** The Tenant acknowledges that the Premises are in good order and repair, unless otherwise indicated herein.
 - (a) The Tenant shall be responsible for all repairs, maintenance costs, and service charges.
 - (b) The Owner may at any time give the Tenant a written inventory of furniture and furnishings on the Premises and the Tenant shall be deemed to have possession of all said furniture and furnishings in good condition and repair, unless he objects thereto in writing within 5 days after receipt of such inventory.
 - (c) The Tenant shall water and maintain any surrounding grounds, including lawns and shrubbery, and keep the same clear of rubbish and weeds when such grounds are part of the Premises and are for the exclusive use of the Tenant.
 - (d) The Tenant shall, at his own expense, maintain the Premises in a clean and sanitary manner including all equipment, appliances, furniture and furnishings therein and shall surrender the Premises at termination hereof, in good condition as received, except for normal wear and tear.
 - (e) The Tenant may paint, install wallpaper or otherwise redecorate or make alterations to the Premises with the prior written consent of the Owner.
 - (f) All costs for any redecorating or alterations shall be fully paid by the Tenant. The Tenant acknowledges that he will not be given any credit or consideration for such repairs, alterations, or decorations.
- 9. POSSESSION:** If the Owner is unable to deliver possession of the Premises at the commencement date established in Clause 1, the Owner shall not be liable for any damage caused thereby, nor shall this agreement be voided or avoidable but the Tenant shall not be liable for any rent until possession is delivered.
- 10. ENTRY & INSPECTION:** The Tenant shall permit the Owner or the Owner's agent to enter the Premises at reasonable times and upon reasonable notice for the purpose of inspecting the Premises. Should the option to purchase not be exercised, the Tenant agrees to allow the Owner access to show the Premises to prospective tenants. The Owner shall retain a key to the Premises at all times. If the Tenant wishes to change the locks, he shall notify the Owner in writing and provide a new key immediately.
- 11. INSURANCE:** The Tenant must maintain an owner approved "Tenant Insurance" policy and provide ongoing verification of such insurance policy to the Owner.
- 12. INDEMNIFICATION:** The Owner shall not be liable for any damage or injury to the Tenant, or any other person, or to any property, occurring on the Premises, or any part thereof, or in common areas thereof, and the Tenant agrees to hold the Owner harmless from any claims for damages no matter how caused.
- 13. DISHONoured CHEQUES:** A service charge of \$_____ will be charged to the Tenant for any dishonoured cheque. If the Tenant cheques are dishonoured, the Owner shall have the right to demand cash or money orders on all future payments.

Owner's initials



Residential Lease with Option to Purchase
(ADDRESS)

Tenants initials



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Ver. 2, Apr

14. DEFAULT: Failure by the Tenant to pay the Rent when due or perform any term of this Agreement shall, at the option of the Owner, constitute a **termination of all rights of the Tenant under this Agreement.**

- (a) In the event that the Tenant is absent from the Premises for a period of 5 consecutive days while in default, the Tenant shall, at the option of the Owner, be deemed to have abandoned the Premises and any property, furniture, or furnishings left on the Premises shall be considered abandoned and may be disposed of by the Owner in any manner allowed by the law. If the Owner reasonably believes that such abandoned property, furniture, or furnishings has no value, it may be discarded. All property, furniture, or furnishings on the Premises is hereby subject to a lien in favour of the Owner for payment of all sums due hereunder, to the maximum extent allowed by the law.
- (b) Recovery of the Premises by the Owner shall not relieve the Tenant from any obligation hereunder, and the Owner may lease the Premises to others upon such terms and conditions he deems proper and recover from Tenant all sums due hereunder, less any consideration received from others for the use of the Premises, for the remaining term hereof, after paying expenses.

15. LIQUIDATED DAMAGES: In the event that the Tenant is in default under this Agreement, the Option to Purchase established in Schedule A shall immediately be null and void. In addition, all Monthly Credits accumulated, the Initial Option Deposit, and any Additional Option Deposits (collectively referred to as the "Option Credits") shall be forfeited as liquidated damages and not as a penalty, in accordance with default provisions established in this Agreement.

16. LEGAL FEES: In the event that the Owner prevails in any legal action brought by either party to enforce the terms hereof or relating to the demised Premises, the Owner shall be entitled to all costs incurred in connection with such action, including legal fees of a solicitor and his own client, full indemnity basis. The Owner is entitled to recover an allowance for his time and effort expended with respect to any default recovery proceedings at the rate of \$50.00 per hour. Such allowance is deemed to be reasonable and comparable with what the Owner would pay to a third party for a similar time and effort.

17. WAIVERS: No failure of the Owner to enforce any term of this Agreement shall be deemed a waiver, nor shall any acceptance of a partial payment be deemed a waiver of the Owner's right to the full amount of the Rent.

18. NOTICES: Any notice which either party may or is required to give, may be given by mailing the same, postage prepaid, to the Tenant at the Premises and to the Owner at the address shown below or at such other places as may be designated in writing by the parties from time to time.

19. ADDRESS FOR NOTIFICATIONS:

Owner: _____ (ADDRESS)

20. LAWS & REGULATIONS: The Tenant shall comply with all laws, regulations and requirements of all municipal, provincial, and federal authorities now in force, or which may hereafter be in force, pertaining to the use of the Premises.

21. HEIRS, ASSIGNS, & SUCCESSORS: This Agreement shall be binding upon and inures to the benefit of the parties, their heirs, executors, legal representatives and permitted successors or assigns.

22. TIME: Time is of the essence in this Agreement.

Owner's initials



Residential Lease with Option to Purchase
(ADDRESS)

Tenants initials



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Ver. 2, Apr

23. ENTIRE AGREEMENT: This Agreement constitutes the entire agreement between the parties and supersedes all agreements, representations, warranties, statements, promises and understandings, oral or written, with respect to the subject matter hereof, and no party hereto shall be bound by nor charged with any oral or written agreements, representations, warranties, statements, promises or understandings not specifically set forth in this Agreement or the schedules thereto.

This Agreement may not be amended, altered or modified except by a written agreement signed by all parties.

24. VALIDITY: In the event that any provision of this Agreement is held to be invalid or unenforceable, the same shall not affect in any respect whatsoever the validity or enforceability of the remainder of this Agreement.

25. GOVERNING LAW: This Agreement has been entered into in the Province of Ontario and all questions with respect to this Agreement and the rights and liabilities of the parties shall be governed by the laws of that Province.

26. HEADINGS: Headings have been inserted for reference only and shall have no effect whatsoever on the meaning, construction, or interpretation of the provisions hereof.

27. GENDER: The masculine shall include the feminine and the neuter and the singular shall include the plural and vice-versa, unless the context otherwise requires.

Owner's initials



Residential Lease with Option to Purchase
(ADDRESS)

Tenants initials



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Ver. 2, Apr

Schedule A THE OPTION TO PURCHASE

1. **PURCHASE PRICE:** In consideration of \$1.00 (one dollar) and so long as the Tenant is not in default hereunder, the Tenant shall have the option to purchase the Premises described in the Agreement (the "Option") for a Purchase Price of \$ _____. (AMOUNT)
2. **EXERCISE OF OPTION:** The Option shall be exercised by mailing or personally delivering written notice to the Owner 60 days prior to the expiration of the lease and by providing a Purchase Deposit in the amount of \$_____, (AMOUNT to certify the intent to purchase, payable to the Owner's solicitor, "in trust").

Notice, if mailed, shall be by registered mail to the Owner at the address indicated in the Agreement and shall be deemed to have been given on the day following the day shown on the post office receipt.

The Option shall be conditional upon financing, and should the Tenant not be able to secure financing, the Owner will return the above purchase deposit in the amount of \$_____(AMOUNT) in full, without deduction and with no interest.

By exercising the Option, the Tenant states that it has full intention to purchase the property and that the Tenant believes that the required financing (if any) is in place.

3. **OPTION CREDITS:** The Option Credits, if any, shall be applied to the Purchase Price only if the Option is exercised and the sale closes. **If the Option to Purchase is not exercised, for any reason, the Tenant forfeits all Option Credits and the Owner will retain all Option Credits.** *Initial _____*
4. **EXPIRATION OF OPTION:** The Tenant may exercise the Option at any time, and shall expire 45 days before the last day of the lease, unless exercised prior thereto. Upon expiration, the Owner shall be released from all obligations hereunder and the entire Tenant's rights hereunder, legal or equitable, shall cease.
5. **EARLY EXERCISE OF OPTION:** If the Tenant requests to exercise the Option before the termination date of this Agreement,
 - (a) the Owner shall not be obligated to reduce the pre-determined Purchase Price;
 - (b) It shall be the Owner's sole and absolute discretion to reduce the pre-determined Purchase Price.*Initial _____*
6. **EARLY TERMINATION:** If, for any reason, the Tenant breaks or terminates this Agreement before the termination date, all Option Credits shall be forfeited. *Initial _____*
7. **COMPLETION DATE OF PURCHASE:** The completion date for the purchase shall be 50 days from the date of exercise of the option or such other date as the parties may agree upon.
8. **ACCEPTANCE:** Both parties recognize that this agreement is first and foremost a residential lease and that the Tenant must not be in default under his obligations in order to exercise the Option.

Schedule B

Owner's initials



Residential Lease with Option to Purchase
(ADDRESS)

Tenants initials



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Ver. 2, Apr

TERMS OF THE LEASE WITH OPTION TO PURCHASE & DISCLOSURES

- TERM:** The lease shall be for a period of ____ months.
- RENT:** The Rent shall be \$_____ per month for the entire term of this lease.
- MONTHLY CREDITS:** The Monthly Credits shall be \$_____ for each month that the Rent is received on time; otherwise, the Monthly Credit shall be forfeited for that month in which the rent was not paid on time.
- APPLICATION OF OPTION CREDITS:** Under the terms of this Agreement, and provided all Rent is paid on time, at the end of the Agreement, the Option Credits shall amount to \$_____, (AMOUNT), as follows:

Initial Option Deposit:	\$ _____
Additional Option Deposits:	
Thirty three monthly credits	_____ months x \$_____ per month = \$_____
	TOTAL \$_____

NOTE: The "Purchase Deposit" of \$_____ as noted on page 5 of this agreement is not included in this total, but will be credited towards the purchase as part of the regular legal transaction.

The total accumulated Option Credits shall be applied against the Purchase Price of the property, as a down payment.

- DISCLOSURE:** Signing of this Lease with Option to Purchase agreement in no way guarantees that the Tenant will qualify for a mortgage or be able to obtain financing to complete the purchase of the Premises.
 - It is the Tenant's responsibility to obtain adequate financing to complete the purchase transaction. The Tenant's overall financial situation at the time of purchase, including employment, credit scores, any additional down payments, as well as interest rates and the state of the economy will be determining factors.
 - The Owner recommends that the Tenant pay the Rent on time, apply for a pre-paid credit card to establish or re-establish his credit history, and to do everything he can to achieve a good credit standing to be able to fulfill this Agreement and purchase the property.
 - The Owner recommends that the Tenant start the process of obtaining financing for the property at least six months prior to the expiration of this Agreement.
 - If the Tenant is unable to obtain financing, and as long as he is in good standing with timely Rent payments, the Owner will consider negotiating a new lease agreement for up to an additional 2 years, and will honour all accumulated Option Credits towards the new agreement.
 - The Owner will do everything reasonably possible within his reach to help the Tenant complete the Option to Purchase.

Owner's initials



Residential Lease with Option to Purchase
(ADDRESS)

Tenants initials



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Ver. 2, Apr

Schedule C **Utilities Agreement**

This Agreement is to outline responsibilities for all utilities at the following property:

The tenant agrees to continue to have the Hydro & Gas Utilities and water in his/her name for the above mentioned property for the duration of this lease Agreement.

This agreement is made between,

As the Landlord,
AND

As Tenants

- Failure to provide timely payments to the appropriate utility vendor is to be treated as an outstanding arrears amount that can be recoverable by the **Landlord** just as if it were rent owing. (this at the sole discretion of the landlord) It is therefore agreed that default in payment may result in a breach of responsibility and enjoyment of use for fellow tenants should payments be missed. This agreement is not intended to omit any obligations by either party to the **Rental Tenant Agreement**.
- The utilities are to be paid in a timely manner as tenant receives the bills from the providers
- This agreement shall be in effect for the entire term of the lease agreement.

Additional Items:

AGREED UPON this date:

Utilities Tenant

The undersigned Tenant accepts and understands all terms of the Residential Lease with Option to Purchase agreement and hereby acknowledges receipt of a copy hereof.

Landlord (or Approved Agent)

Owner's initials

Residential Lease with Option to Purchase
(ADDRESS)

Tenants initials

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The undersigned Owner accepts the foregoing agreement and acknowledges receipt of a copy hereof.

Witness	TENANT
Signature: _____	Signature: _____
Date: _____	Date: _____
Print name: _____	Print name: _____
Address: _____	_____

Witness	TENANT
Signature: _____	Signature: _____
Date: _____	Date: _____
Print name: _____	Print name: _____
Address: _____	_____

Witness	OWNER
Signature: _____	Signature: _____
Date: _____	Date: _____
Print name: _____	Print name: _____
Address: _____	_____

Witness	OWNER
Signature: _____	Signature: _____
Date: _____	Date: _____
Print name: _____	Print name: _____
Address: _____	_____

Owner's initials



Residential Lease with Option to Purchase
(ADDRESS)

Tenants initials



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Ver. 2, Apr