

Student Rental Program

The Student Rental Program (**SRP**), created by Spotted Properties Inc. (**SPI**), is set to help tenants under “student” status obtain housing. Where students may find it difficult to qualify under a traditional application process due to lack of standard qualifying factors, the **SRP** considers other criteria unique to students to help facilitate the tenant placement process.

All properties under this program require applicants to produce proof of enrollment into a university or college program. Such proof may be produced in the form of: *current student card, transcript, enrollment letter, etc.* The SRP also extends to recent graduates up to 2 years after being enrolled into a post secondary educational program. All other applicants must apply through standard application channels.

By signing this document, students subscribe and agree to the policies, terms and conditions listed below.

It is not mandatory that a student enrolls into this program and the terms indicated. If any applicant wishes to forego this program, they may apply with Spotted Properties through the regular application process and submit to a credit check, income verification, previous landlord and work reference checks. The regular application process is not required for students under the SRP.

1. The student(s) agree due to the nature of Off Campus Housing, to inform the SPI of their intention to renew or terminate their lease on or before **January 5th** of each year. This is done by signing a “renewal agreement” OR terminating via the signing of our “termination agreement”.
2. All students understand they are applying to live in a dwelling as a “single family unit” and will share in the general household responsibilities with their roommates.
3. Students agree to provide valid **student ID** and proof of enrollment into a post-secondary educational program within the last 2 years.
4. All students are required to provide emergency contact information of a **parent** or other **guardian**.
5. All students understand that they are sharing a home with other students and will respect the desired living conditions of the household. All students enrolled in the student rental program agree to live in an **allergen free & pet free home**.
6. **Change of roommates:** If more than **50% (Fifty percent)** of your student group / household decide to terminate their lease agreement at the end of term, it may be required to terminate the lease in entirety. Substitutions and assignments may not be permitted. This is done to avoid a poor combination of students living together who do not know each other. This is assessed on a case by case basis.
7. Breach of any terms of this agreement may result in the student being held liable for damages.

SIGNED TENANT

SPOTTED PROPERTIES INC.

Print Name

Print Name

Signature

Signature