

PROSPECT PORTAL

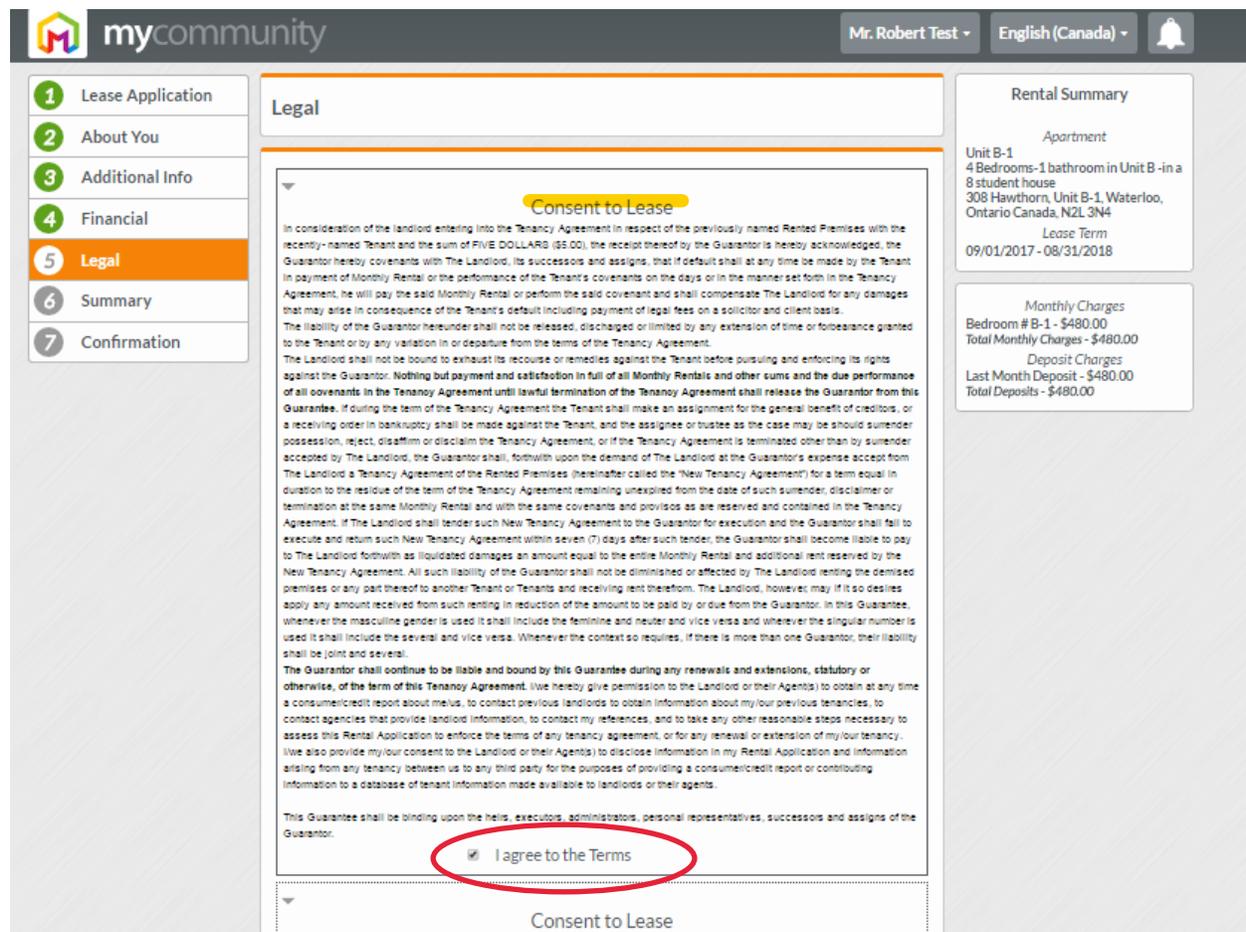
GUARANTOR LEASE APPLICATION

LEGAL CONSENT

STEP 5: Be sure to **read through the terms of consent** for the lease.

After reading through you must **check the agree box.**

IMAGE 1:



The screenshot shows the 'mycommunity' portal interface. On the left is a navigation menu with steps 1-7: Lease Application, About You, Additional Info, Financial, Legal (highlighted), Summary, and Confirmation. The main content area is titled 'Legal' and contains a document titled 'Consent to Lease'. The document text includes: 'In consideration of the landlord entering into the Tenancy Agreement in respect of the previously named Rented Premises with the recently named Tenant and the sum of FIVE DOLLARS (\$5.00), the receipt thereof by the Guarantor is hereby acknowledged, the Guarantor hereby covenants with The Landlord, its successors and assigns, that if default shall at any time be made by the Tenant in payment of Monthly Rental or the performance of the Tenant's covenants on the days or in the manner set forth in the Tenancy Agreement, he will pay the said Monthly Rental or perform the said covenant and shall compensate The Landlord for any damages that may arise in consequence of the Tenant's default including payment of legal fees on a solicitor and client basis. The liability of the Guarantor hereunder shall not be released, discharged or limited by any extension of time or forbearance granted to the Tenant or by any variation in or departure from the terms of the Tenancy Agreement. The Landlord shall not be bound to exhaust its recourse or remedies against the Tenant before pursuing and enforcing its rights against the Guarantor. Nothing but payment and satisfaction in full of all Monthly Rentals and other sums and the due performance of all covenants in the Tenancy Agreement until lawful termination of the Tenancy Agreement shall release the Guarantor from this Guarantee. If during the term of the Tenancy Agreement the Tenant shall make an assignment for the general benefit of creditors, or a receiving order in bankruptcy shall be made against the Tenant, and the assignee or trustee as the case may be should surrender possession, reject, disaffirm or disclaim the Tenancy Agreement, or if the Tenancy Agreement is terminated other than by surrender accepted by The Landlord, the Guarantor shall, forthwith upon the demand of The Landlord at the Guarantor's expense accept from The Landlord a Tenancy Agreement of the Rented Premises (hereinafter called the 'New Tenancy Agreement') for a term equal in duration to the residue of the term of the Tenancy Agreement remaining unexpired from the date of such surrender, disclaimer or termination at the same Monthly Rental and with the same covenants and provisos as are reserved and contained in the Tenancy Agreement. If The Landlord shall tender such New Tenancy Agreement to the Guarantor for execution and the Guarantor shall fail to execute and return such New Tenancy Agreement within seven (7) days after such tender, the Guarantor shall become liable to pay to The Landlord forthwith as liquidated damages an amount equal to the entire Monthly Rental and additional rent reserved by the New Tenancy Agreement. All such liability of the Guarantor shall not be diminished or affected by The Landlord renting the demised premises or any part thereof to another Tenant or Tenants and receiving rent therefrom. The Landlord, however, may if it so desires apply any amount received from such renting in reduction of the amount to be paid by or due from the Guarantor. In this Guarantee, whenever the masculine gender is used it shall include the feminine and neuter and vice versa and wherever the singular number is used it shall include the plural and vice versa. Whenever the context so requires, if there is more than one Guarantor, their liability shall be joint and several. The Guarantor shall continue to be liable and bound by this Guarantee during any renewals and extensions, statutory or otherwise, of the term of this Tenancy Agreement. I/we hereby give permission to the Landlord or their Agent(s) to obtain at any time a consumer credit report about me/us, to contact previous landlords to obtain information about my/our previous tenancies, to contact agencies that provide landlord information, to contact my references, and to take any other reasonable steps necessary to assess this Rental Application to enforce the terms of any tenancy agreement, or for any renewal or extension of my/our tenancy. I/we also provide my/our consent to the Landlord or their Agent(s) to disclose information in my Rental Application and information arising from any tenancy between us to any third party for the purposes of providing a consumer credit report or contributing information to a database of tenant information made available to landlords or their agents. This Guarantee shall be binding upon the heirs, executors, administrators, personal representatives, successors and assigns of the Guarantor.' At the bottom of the document, the checkbox 'I agree to the Terms' is checked and circled in red. To the right of the document is a 'Rental Summary' box containing: 'Apartment Unit B-1 4 Bedrooms-1 bathroom in Unit B-in a 8 student house 308 Hawthorn, Unit B-1, Waterloo, Ontario Canada, N2L 3N4 Lease Term 09/01/2017 - 08/31/2018 Monthly Charges Bedroom # B-1 - \$480.00 Total Monthly Charges - \$480.00 Deposit Charges Last Month Deposit - \$480.00 Total Deposits - \$480.00'. The user's name 'Mr. Robert Test' and language 'English (Canada)' are visible in the top right corner.

IMPORTANT: There are **two** agree boxes you must check before you can proceed.

IMAGE 2:

The screenshot shows the 'mycommunity' portal interface. On the left is a navigation menu with steps 1-7: Lease Application, About You, Additional Info, Financial, Legal (highlighted in orange), Summary, and Confirmation. The main content area is titled 'Legal' and contains two sections, each with a circled 'I agree to the Terms' checkbox:

- Section 1:** A paragraph of legal text regarding the 'New Tenancy Agreement' and liability. Below it is a circled checkbox labeled 'I agree to the Terms'.
- Section 2:** A section titled 'Consent to Lease' with a paragraph of text regarding information consent. Below it is a circled checkbox labeled 'I agree to the Terms'.

At the bottom right, there are three buttons: 'Save', 'Previous', and 'Next' (circled in red).

On the right side of the page, there are two summary boxes:

- Rental Summary:** Apartment, Unit B-1, 4 Bedrooms-1 bathroom in Unit B-in-a 8 student house, 308 Hawthorn, Unit B-1, Waterloo, Ontario Canada, N2L 3N4. Lease Term: 09/01/2017 - 08/31/2018.
- Monthly Charges:** Bedroom # B-1 - \$480.00, Total Monthly Charges - \$480.00. Deposit Charges: Last Month Deposit - \$480.00, Total Deposits - \$480.00.