



Party A (School)		Party B (Applicant)	
Contact Manager: Nazike Mahemutuowa	Tel: 416-495-0888	Student Name:	Email Address:
Email: residents@ambersoncollege.ca		Emergency Contact:	Emergency Contact Number:
Address: 3470 Pharmacy Avenue.Toronto ON M1W2S7		Custodian:	Custodian Contact Number:

**RENT** Party B agrees to pay Party A rent CAD\$\_\_\_\_\_ per Month during the period of 20 / / to 20 / /. Rent should be paid in one-month advance. Party B must read Accommodation Regulations carefully.

Items covered in Rent includes:			
<input checked="" type="checkbox"/> Gas/Hydroelectric	<input checked="" type="checkbox"/> Internet	<input checked="" type="checkbox"/> Central Heating	<input checked="" type="checkbox"/> Basic Furniture
<input checked="" type="checkbox"/> Nutritional Meals	<input checked="" type="checkbox"/> Tableware	<input checked="" type="checkbox"/> Laundry/ Dryer	<input checked="" type="checkbox"/> Bedding

#### **DEPOSIT & SETTLEMENT SERVICE COST**

- ✧ **Deposit Fee:** Party B agrees to pay deposit of \$1000.00 to Party A. The deposit is the compensations for damage in house facilities (including furniture, electronics, etc.). If Party B does not cause any facility damage at the time of moving out, Party B will receive full amount of deposit refund from Part A within ONE month. If the property is damaged by the time Party B moves out, Party A will deduct damage compensation from deposit as party B is strictly responsible for damages to any part of the building. If the deposit is lower than compensation, Party B has responsibility to pay extra as what Party A claimed.
- ✧ **Settlement Cost:** In addition to this, Party B agrees to pay Settlement Cost of \$400.00 for settlement arrangement service provided by Party A before moving in, and the cost is including one-time airport pick-up.

#### **DURATION FOR LEASE**

- ✧ **Duration of Lease:** At least 10 months, duration synchronizes with school year terms (usually begins from September to June the following year). Party B shall pay in full 2 weeks before arriving.
- ✧ **Change / Moving out:** Party B may not move out or change rooms without any permission after signing agreement.



- 1、 **Change:** Party B should provide written notice two-months in advance towards Part A to apply for changing for specific reasons. If requirements from Party B is approved by Party A, Party A will charge Party B one-month rent for room changing.
- 2、 **Moving out:** Party B should provide written notice two-months in advance towards Part A to apply for moving out for specific reasons. Party A can decide whether to make adjustment based on the situations. Party A will charge Party B two-month rent for moving out ahead of time. Party A will deduct Party B's deposit for paying for damage in any part of the house. Party B should clean the room and take away all the personal belongings.

✧ **Violate Accommodation Regulations:** Party A may impose 1-3 months' rent fine on Party B based on the situation of Accommodation Regulation Violation and terminate the agreement without notifying party B.

- 1、 No smoking inside the building any time.
- 2、 No any alcohol or alcoholic beverages.
- 3、 No any loud noise or abusive words inside the house.
- 4、 Party B shall not keep illegal (prohibited) goods at house, e.g. guns, drugs, etc.
- 5、 Party B shall not cook in bedroom privately.
- 6、 Party B shall return house before 22:00 P.M every day and leave public area in the house before 22:30 P.M. every day.
- 7、 Party B shall accept homestay owner to check the room situation any time when Party B stays in the room.
- 8、 House is kept in suitable temperature (no more than 26°C in summer/ no less than 22°C in winter). Party B shall not use heating machines or air-conditioner in bedroom without permission. Party B requires specific temperature, Party B shall apply to Party A in advance. If extra fees generate with the request from Party B, Party B shall pay extra appliance rent and power consuming cost.
- 9、 Party B shall not have pet at house.
- 10、 Party B shall clean the room before termination of duration. Party B shall not leave any personal belongings at house and return house keys in time.
- 11、 Party B shall not ask other people to stay overnight.
- 12、 Party B shall inform and ask permission from school student service if Party B plans to have meals outside, come back home late or stay overnight in others' places

Party A Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Party B Signature: \_\_\_\_\_

Date: \_\_\_\_\_