

Schedule B

Agreement to Lease - Residential

Form 401

for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement to Lease between:

TENANT:, and

LANDLORD: Landlord Property and Rental Management Inc.

for the lease of ... / ... /

..... dated the day of, 20.....

DEPOSIT: The Deposit shall be payable forthwith to "Landlord Property & Rental Management, Inc" in certified funds and delivered to the Property Manager's office at 515 Logan Ave., Toronto. Where approved by the Property Manager, the deposit may also be deposited into their account at any TD Canada Trust branch or via telephone/web banking as a Bill Payment per instructions which the Property Manager shall provide. The co-operating Agent shall ensure the Agreement to Lease reflects that the deposit is made payable to Landlord Property & Rental Management Inc. The Property Manager's account is not a trust account nor interest-bearing.

RENTAL APPLICATION: The Applicant agrees to fully complete and sign the Landlord's Online Rental Application at www.landlord.net/apps/. Without exception, individual Rental Applications are to be submitted by all adult Applicants unless otherwise agreed-upon in writing. Documents required include some or all of the following: valid Government issued photo identification, proof of income, proof of assets, bank statements, landlord references, credit report, etc. The Property Manager requires that all applicants submit a credit report with their application. Upon approval of an application, the Property Manager will pull, at their expense, their own non-derogatory credit report to verify the information reported by the Applicant.

APPLICANT CONTACT: The Applicant and the Applicant's Agent acknowledge that Landlord Property & Rental Management Inc., will contact the Applicant directly for the purposes of qualifying. The Applicant and the Applicant's agent further acknowledge that negotiation of key terms pertaining to the lease will be between them to carry out unless otherwise agreed-upon.

IRREVOCABLE: The Landlord shall be given at least 3 days irrevocable so as to permit sufficient time for the processing of the prospective Applicant(s). The Applicant and Applicant's Agent further acknowledge that additional time will be required if documents are not provided in a timely and complete manner.

TENANCY AGREEMENT: The Applicant acknowledges that an accepted Agreement to Lease does not form a completed Tenancy Agreement. The Tenancy Agreement shall include an Addendum to be completed and attached by the Property Manager which will supersede any previously signed Agreement to Lease and is to be signed by the Applicant through a certified E-signature platform provided by the Property Manager, unless otherwise agreed. The Applicant acknowledges that best efforts will be made to ensure the Tenancy Agreement's terms reflect those in the Agreement to Lease.

APPLICANT VIEWING: The Applicant(s) agree and acknowledge that the Property Manager has the right to decline an application if the Applicant(s) have not seen the premises in-person. The Applicant further acknowledges that the Property Manager may refuse to commence or halt processing of an application upon becoming aware the applicant(s) have not seen the premises in-person.

SHOWING: The Cooperating Brokerage acknowledges and agrees that if the Listing Brokerage or Property Manager conducts a showing of the unit to the Cooperating Brokerage's client, the Cooperating Brokerage shall forfeit any entitlement to commission.

This form must be initialised by all parties to the Agreement to Lease.

INITIALS OF TENANT(S):

INITIALS OF LANDLORD(S):