



Tenancy Criteria- Unfurnished and Furnished Rentals

The most important job in Residential Property Management is choosing the right tenant. When done with care all other aspects of the Agent/Landlord & Tenant/ Property Manager relationships will normally fall into place.

The process begins the moment the prospective tenant contacts us:

- The prospective tenant should be polite and respectful at all times
- Once a viewing time has been confirmed with the prospective tenant, they should arrive on time, this shows respect for the agent and interest in the property
- Once the prospective tenant has seen their property(s) of choice, they can then complete and submit an application for tenancy (note: in the majority of cases we require a tenant to view the property before they make an application for tenancy on that property, this ensures they see what they are applying for)

The Applicant must:

- Complete the application in FULL (including providing their SIN, current address, employment etc) (if there are 2 or more applicants, all applicants must complete an application)
- Be willing to put a minimum \$500 deposit on the property as a show of good faith, at the time the prospective tenant submits their application
- Have an excellent rental payment history
- Keep their current home in excellent condition (interior and exterior)
- Be co-operative with his/her current landlord
- Have an adequate and positive credit history
- Have a history of making payments on time and have not used up all available credit

Offshore/Out of Country Applicants will also require:

- Valid Passport
- Work or Student visa
- Letters of employment or reference

cont.

Pet Policy:

- Generally pets are NOT permitted
- Pets will only be permitted when specified
- References on the pet will be required from a previous landlord
- Each case will be decided individually

Smoking Policy:

- No smoking in any of our rental properties
- Smoking includes tobacco and marijuana products of any kind, or similar
- No exception, this is grounds for eviction

Asset West does NOT charge application or processing fees to a prospective tenant. There is no cost to a tenant to view any one of our client's available properties.

Call Asset West for more information 403 678 3000