



391 Vine Street, Unit 1
St. Catharines, Ontario. L2M 4T9
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www.radarproperties.ca

Tenant Proof Agreement

Tenant Proof is a screening service provided by Radar Property Management Inc. herein after referred to as RPM.

RPM will receive a one-time account set up fee of \$50.00 plus HST totaling \$56.50.

Subsequently, for each application submitted, the owner will forward, in advance, the amount \$150.00 plus HST totaling \$169.50.

The total owing for the first screening is \$226.00.

All other screenings thereafter are \$169.50 in advance of Tenant Proof commencement.

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Our process is one of thorough due diligence and strategic screening. We are making a business decision and will predicate our recommendation accordingly.

Because RPM nor its affiliates are managing your property and cannot control the relationship between the Tenant and Landlord as a result (i.e. condition of the premises not maintained by the landlord/agent for the comfort and safety of the tenant), there is no guarantee that the tenant will be successful. By signing this Agreement, the Owner understands and will save RPM harmless for any and all events relating to the tenant, property or any resulting legal action. An opinion will be given as to tenant suitability and the Owner will decide whether to accept the opinion and offer the unit or not. The Owner/Landlord will assume complete responsibility for the contract with the tenant for its entirety.

There also may be other circumstances beyond our control that result in early termination of the tenant you approve for lease (i.e. job relocation, marriage dissolution, social housing acceptance, etc.) for which RPM cannot be responsible.

Tenant Proof Inclusions:

Within 48 business hours of submission of payment and fully completed Tenant Proof Application:

1. Cross-reference to our database of previously screened tenants
2. Verification of employment/income
3. Internet scan for potential flags via social media, news articles, etc.
4. Conduct credit check (through Equifax/Score Vista) for potential tenants (guarantor where applicable) (Note: The report cannot, by law, be shared with anyone but the Tenant Proof - including the tenant. Our recommendation will outline the status of the report).
5. Rental history checks including speaking with current and past Landlords where provided/applicable
6. Thorough reference checks - personal, professional and family.

Initial: _____

7. Summary of findings including call notes and a Tenant Proof rating opinion to allow Owners to make their application decision.

(Note: All references may not be contacted within 48 hours however attempts will be made to find alternate references who are more readily available).

There may be times when a recommendation can and will be made without completion of all above check points.

Responsibilities of “Owner”:

1. During the term of this agreement and thereafter, the Owner will indemnify and save RPM completely free and harmless from all costs, claims, obligations, liabilities and damages which RPM may be put to suffer by virtue of the Owner’s performance or non-performance under this agreement and for any opinion or recommendation made by RPM in good faith pursuant to the provisions hereof.
2. Notwithstanding anything to the contrary contained in this agreement, the Owner will not hold RPM liable to the Owner for any loss or damage to the Unit or arising from the Owner approved tenant against which the Owner is insured.
3. If the Owner wishes to cancel this agreement for any reason the Owner agrees that the fee is fully non-refundable once the application and payment have been received.

By signing below:

I authorize Radar Property Management Inc. to act as my Agent to fully screen each application I send to them following my initial account set up. By sending the application and paying in advance for each submitted, I expressly consent to their representation during the screening process as per the above clauses.

I also understand that a recommendation will be given weighing previous rental history, employment/income verification, credit and references equally and is solely based on experience and opinion. The decision to approve or deny any applicant is my own.

Dated _____ 201

Owner/Signing Officer Signature: _____

Owner/Signing Officer Signature: _____

Address: _____

Email(s): _____

Phone(s): _____

Initial: _____