

Offer to Lease

Yes I wish to lease a bedroom at Severn Court student residence. I acknowledge that the rental term period will be for the following dates: [please check one] *Summer rent discount available

\$400 monthly (September 1, 2010 to August 15, 2011) **\$505 monthly** (January 7, 2011 to April 25, 2011) **\$505 monthly** (April 29, 2011 to August 15, 2011) **\$505 monthly** (September 1, 2010 to April 25, 2011)

HOW TO APPLY

Fully read, complete and sign the following six application forms: (1) "Offer to Lease" (2) "Tenancy Agreement - Page 1" (3) "Tenancy Agreement - Page 2" (4) "Addendum" (5) "Internet Policies & Procedures" (6) "Preference Reference".

Send the completed forms along with a deposit (see details below) equal to the amount of one monthly payment (for the lease term chosen) payable to "Ontario Student Residence Corporation" to the following address:

Ontario Student Residence Corporation, 555 Wilfred Drive, Peterborough, ON K9K 1W1

DEPOSITS

The first two deposits must be paid by CERTIFIED CHEQUE, MONEY ORDER or BANK DRAFT payable to "Ontario Student Residence Corporation" if mailed. Interac debit card, cash or credit card payments are accepted in person at the Property Management office. If paying with a credit card there will be an additional \$25 charged for each transaction up to \$505.

Deposit #1 – equal to the amount of one monthly payment (for the lease term chosen) is to be included with the (6) completed lease application forms. *This will be applied as the first payment.

Deposit #2 – equal to one monthly payment (for the lease option chosen) must be paid on the first day of the month before the lease term start date (ie. August 1 for a September start date; December 1 for a January start date; March 1 for a April start date). *This will be applied as the final payment.

*All other rental payments can be made by post dated cheques.

An "Offer to Lease" is accepted on a first come first served basis. In the event the "Offer to Lease" is not accepted by Ontario Student Residence Corporation, the deposit(s) will be returned. Deposits are applied to rent after a resident takes occupancy.

CANCELLATION

I acknowledge that the first deposit is NON-REFUNDABLE once the "Offer to Lease" has been accepted by Ontario Student Residence Corporation. If I decide to cancel my application after it has been accepted, I understand that I remain financially responsible for all additional rental payments due until the end of the rental term period or until such time as a new tenant is found to take occupancy of my room, whichever comes first.

Name _____

e-mail _____ Phone [_____] _____

Address _____
 (No. and Street)

(City) _____ (Prov) _____ (Postal Code) _____

Program _____

Student I.D.# _____ Cell Phone _____

Signature _____ Date _____

Tenants under 18 years of age must have their parents/guardian co-sign the Offer to Lease.

Signature _____ Date _____

Occupant's signature if under 18 years of age

Price does not include telephone services. Rental rates are correct at time of printing but are subject to annual increases.

Parking is available on a first-come, first-served basis at a fee of \$20.00 per month, payable in advance for the selected term.

Please indicate here if parking is required (yes no).

Things to Bring

- Bedding and linens (pillows, blankets, sheets, towels)
- Dishes, cutlery, pots and pans (bowls, plates, glasses, cooking utensils)
- Appliances (toaster, kettle, iron and ironing board)
- Sundries (mixing bowls, dish cloths, broom, dish soap, toiletries, etc.)
- Television, VCR, stereo, DVD, game consoles for your room
- Microwaves and compact fridges are permitted in bedrooms
- Personal computer
- Telephone
- Lamps

Check List

Furnishings Provided

Stove
 Refrigerator
 Dining table and chairs in common dining room area
 Couch, coffee table and end tables in common living room area
 Single bed, desk and chair, in individual bedrooms
 Carpets, blinds, shower curtains
 Shared in-suite storage for sports equipment

Furniture is NOT to be removed from bedrooms or suites. NO waterbeds allowed. A variety of the above furnishings will be found in each suite. NOTE: Each bedroom is equipped with a telephone jack. It is the responsibility of the tenant to make arrangements with Bell Canada for telephone service. Cablevision is included in monthly rent. Highspeed Wireless internet access is provided.

We do not assume liability for personal possessions. Please ensure that your parents' homeowners insurance coverage will apply to your personal possessions while you are residing at SEVERN COURT or obtain a separate policy for yourself.

SEVERN COURT Owned by ONTARIO STUDENT RESIDENCE CORPORATION IS IN NO WAY AFFILIATED WITH NOR ENDORSED BY SIR SANDFORD FLEMING COLLEGE.



Tenancy Agreement Page 1 of 2

Between: Ontario Student Residence Corporation, hereinafter referred to as the Landlord and:

Name of Occupant (please print) _____ hereinafter referred to as the Tenant.

Please read this agreement carefully. Do not sign and/or accept occupancy unless you are prepared to abide by all the terms herein. Tenants under 18 years of age must have their parents/guardian co-sign the tenancy agreement.

Email _____ Phone [_____] _____

Address _____ Postal Code _____

TERMS OF OCCUPANCY

It is understood and agreed that acceptance into Severn Court constitutes a rental commitment by the tenant for the full term(s) of occupancy indicated. In the event that a tenant cancels their accepted application before taking occupancy or vacates prior to the completion of the indicated terms of occupancy, the tenant or their guarantor will remain financially responsible for the monthly cost of the unit until a new tenant is accepted and takes occupancy or the rental term(s) period ends, whichever comes first. A tenant must submit written notification (a form is available from the Property Management office) to advise the Property Management office that they wish to terminate their tenancy agreement early and give their permission to allow the room to be rented to another party. Tenants are not allowed to sublease their rooms in Severn Court or transfer this agreement to another party, without the prior approval of Ontario Student Residence Corporation.

PERIOD OF RESIDENCE

Please mark with an "X" the rental term period(s) that you will be occupying a room at Severn Court.

- or
- \$400 monthly** (Sept 1, 2010 to Aug 15, 2011; 12 equal payments) initial _____ date _____
 - \$505 monthly**: (Jan 7, 2011 to April 25, 2011; 4 equal payments) initial _____ date _____
 - \$505 monthly**: (April 29, 2011 to Aug 15, 2011; 4 equal payments) initial _____ date _____
 - \$505 monthly**: (Sept 1, 2010 to April 25, 2011; 8 equal payments) initial _____ date _____

*Note: early occupancy may be available on a pro-rated daily basis. *Summer discounts available.

office use only
 From: _____, 20 ____ to: _____, 20 ____ (Initials-Office) (Initials-Tenant) Date _____

Rent: The total amount of rent is payable in equal installments for the duration of the rental term period indicated. Two rental payments (Deposit#1 & Deposit#2) must be paid prior to taking occupancy, as described below under the heading "Deposits". The remaining rental payments are due at the Property Management office located at 555 Wilfred Drive Bldg. H-1, Peterborough, On K9K 1W1 on or before the first day of each month until the balance has been paid. Late rental payments are subject to extra charges and will be reported to the Credit Bureau of Canada and/or sent to a third party collection agency whenever the Property Management office deems it appropriate to do so. *For your convenience and ours, post dated cheques are accepted and kept on file for the balance of the remaining monthly rental payments. All cheques are to be made payable to "ONTARIO STUDENT RESIDENCE CORPORATION".

Deposits: To secure a room at Severn Court student residence a first deposit (Deposit#1) in the amount equal to one monthly payment (for the lease term chosen) must be paid by CERTIFIED CHEQUE, MONEY ORDER or BANK DRAFT issued to "Ontario Student Residence Corporation" if mailed. Interac debit card, cash or credit card payments are accepted in person at the Property Management office. If paying with a credit card there will be an additional \$25 charged for each transaction up to \$505. It is understood that this first deposit (Deposit#1) is NON-REFUNDABLE once an "Offer To Lease" has been accepted. Before taking occupancy, a second deposit (Deposit#2) equal to one monthly payment (for the lease term chosen must be paid on the first day of the month before the lease term start date (ie. August 1 for a September start date; December 1 for a January start date; March 1 for a April start date) using any of the same payment methods stated above. Deposits are applied to rent after a resident takes occupancy.

Fees *All fees shall be recoverable in the same manner as rent stated herein.

Non-sufficient funds: If a cheque issued to Ontario Student Residence Corporation is returned by a bank for any reason, Ontario Student Residence Corporation shall be entitled to add a charge of \$40.

Room Changes: A \$75 service fee will be charged to switch rooms. A tenant may change rooms after consultation with and the written approval of the Property Manager. Ontario Student Residence Corporation undertakes to avoid unnecessarily disturbing the tenant, but reserves the right, after giving reasonable notice, to change the accommodation assigned to the tenant during the term. If circumstances arise making this reasonably necessary, the \$75 service fee would not apply.

Parking: Spaces are available on a FIRST COME FIRST SERVED BASIS at a charge of \$20 monthly, payable in advance at the start of the period of residence. The cost to replace a lost or stolen parking tag will be \$25 for each tag

Keys: The keys as issued must be returned. The cost to replace lost or stolen keys will be \$15 for each key

Door Openings: The cost to open a locked door shall be \$2 each. It is a staff person's sole discretion to open a locked door for a resident.

Mattress Covers: A fee of \$50 for the cost of the mattress cover will be charged to any tenant who vacates early.

SEVERN COURT Owned by ONTARIO STUDENT RESIDENCE CORPORATION IS IN NO WAY AFFILIATED WITH NOR ENDORSED BY SIR SANDFORD FLEMING COLLEGE.

TERMS & CONDITIONS

CONSIDERATION for the rights of others, compliance with the law, abidance of the regulations, health & safety standards and adhering to the rules of Severn Court, are all essential for a peaceful co-existence. Tenants are expected to maintain an environment which is conducive to academic work. It is for this reason that the following rules exist.

1) RESIDENTS are individually responsible for the care and proper use of all Severn Court property. Tenants [and/or their Guarantors] will be held individually or jointly financially liable for loss or damage to common area property requiring replacement, repair or cleaning caused by wilful or negligent conduct. Damages are to be reported immediately upon occurrence or detection to the Property Management Office.

2) ONTARIO STUDENT RESIDENCE CORPORATION assumes no responsibility and is not liable for personal injury or any loss or damage to the resident's personal property.

3) TENANTS are responsible for the conduct of their guest[s] and liable for their action.

4) TENANTS must complete both move-in and move-out inspections with Property Management staff.

5) ONTARIO STUDENT RESIDENCE CORPORATION reserves the right to enter a room/suite [with 24 hours written notice], for maintenance, repairs, cleaning or inspections. No notice will be given in emergency situations.

6) ONTARIO STUDENT RESIDENCE CORPORATION reserves the right to inspect the suite/bedrooms or show the dwelling to a prospective new tenant after notice of termination has been given and/or if the bedroom is vacant.

7) ONTARIO STUDENT RESIDENCE CORPORATION reserves the right to terminate this agreement, re-assign rooms and effect other steps if necessary, for the safety, security and comfort of the occupants and property.

8) NO furniture or equipment may be removed from their designated areas. ONLY WINDOW COVERINGS PROVIDED MAY BE USED.

9) TENANTS are responsible for the regular cleaning of their bedrooms and common areas (ie. bathrooms; living/dining room; kitchen, etc.) within each apartment suite. Sanitary conditions will be imposed at the tenants additional expense if risk of an individual's health exists because of poor housekeeping practices. All carpets must be professionally steam-cleaned by the tenant(s) before vacating.

10) THE FOLLOWING ARE PROHIBITED in and around Severn Court: [1] illegal drugs; [2] firearms; [3] possession or consumption of alcohol outside of apartment suites; [4] possession or consumption of alcohol by persons under 19 years of age; [5] kegs of beer; [6] pets [7] smoking in bedrooms and non-designated areas; [8] unauthorized soliciting; [9] excessive noise; [10] misuse of fire prevention equipment; [11] any other conduct by the tenant or tenant's guest[s] which causes: undue damage/the disturbance of other tenants/overcrowding/or the safety of others to be impaired. Ontario Students Residence Corporation shall have the right to make such other and further reasonable rules and regulations as in its good judgement may from time to time be needful for the safety, care and cleanliness of the premises and for preservation of good order therein and same shall be kept and observed by the tenants, their families, visitors, guests, clerks, servants and agents.

11) THE TENANT AGREES THAT, in the event of any breach of any term or condition of this agreement, or any property rule as determined by Ontario Student Residence Corporation, the tenant may, at the discretion of Ontario Student Residence Corporation, be subject to sanctions including termination of this agreement and eviction from Severn Court.

12) a) IT IS HEREBY AGREED that in case the building of which the rented premises form a part, or any part of the building shall be destroyed or damaged by fire, lightning, tempest, explosion, act of God or the Queen's enemies so as to render the same unfit for the purpose of the Tenant, then and so often as the same shall happen, the rent herein provided, or a proportionate part thereof according to the nature and extent of the damage, shall abate until the building has been rebuilt or made fit for the purposes of the Tenant; provided that the Landlord shall have the right, in the event that the building, any substantial part thereof, or the rented premises being destroyed or damaged by fire, lightning, tempest, explosion, act of God, or the Queen's enemies, at its option, to terminate this Agreement on giving the Tenant, within sixty [60] days after such destruction or damage, notice in writing of its intent to do so, and thereupon rent and any other payments for which the tenant is liable under this agreement shall be apportioned to the date of such destruction or damage and the Tenants shall immediately deliver up possession of the Rented Premises to the Landlord.

b) WHERE the Rented Premises is rendered unfit for the purposes of the Tenant as a result of the negligence of the Tenant or any person permitted on the Landlord's property by the Tenant, the Tenant and/or Guarantor shall be liable for full payment of rent for the Rented Premises and shall be liable to reimburse the Landlord for any payments made by the Landlord to any insurer or to any other person in respect of lost income and damage to the Rented Premises.

c) THE LANDLORD shall not be liable or responsible in any way for death or personal injury that may be suffered or sustained by the Tenant or any others who may be upon the Rented Premises or in or about the building or on the sidewalk or laneways or streets adjacent to the same for any loss or damage or injury to property belonging to or in the possession of the Tenant or any others wheresoever located, and in particular [but without limiting the generality of the foregoing] the Landlord shall not be liable for death or any injury, loss or damage to person or property caused by fire, smoke, steam, water, rain, snow or fumes which may leak, issue or flow in the Rented Premises from any part of the building or from the water or sanitary drains, sprinkler system or from smoke pipes or plumbing equipment or from any other place or quarter caused by or attributable to the condition or arrangement of any electrical or other wiring or of the air-conditioning equipment caused by anything or omitted by any Tenant or others who may be upon the Rented Premises or by any other persons which may be in or about the building.

d) THE TENANT AND/OR GUARANTOR shall be liable for all damage to the Rented Premises or building in which the Rented Premises is situate resulting from the negligence of the Tenant or his guests and in particular the Tenant and/or the Guarantor shall be liable for the following forms of damage (this list is not exhaustive):

i) Damages by reason of water left running or caused to be left running from any taps, or the heating system, or blocked toilets or any other source;

ii) Water damage resulting from burst pipes, whether domestic water pipes or hot water heating pipes where the Tenant or his guests have allowed the same to freeze or rupture through their negligence;

iii) Damage resulting from gas being permitted to escape or from fire or smoke damage caused by the negligence of the Tenant or his guests.

13) THE TENANT SHALL, during the entire period of this tenancy and renewal thereof, at his sole cost and expense, obtain and keep in full force and effect, fire and property damage and public liability insurance in an amount equal to that which a reasonably prudent Tenant would consider adequate. Evidence of this insurance must be provided to the Landlord or its duly authorized agent. The Tenant expressly agrees to indemnify the landlord and/or its duly authorized agent and save it harmless from and against any and all claims, actions, damages, liability and expenses in connection with loss of life, personal injury and/or damage to property arising from any occurrence in the Rented Premises, the use thereof by the Tenant, or occasioned wholly or in part by any act of omission of the Tenant, or by anyone permitted to be in the Rented Premises or the building by the tenant.

Tenancy Agreement Page 2 of 2

This section to be completed by the person taking occupancy at Severn Court.

Waiver

The undersigned, hereby authorizes Ontario Student Residence Corporation and its representatives, to freely exchange information pertaining to my tenancy at Severn Court with the Guarantor of my tenancy agreement; staff of Sir Sandford Fleming College; Credit Reporting Agencies; Law Enforcement Agencies; or to any person whom the undersigned has or proposes to have financial relations.

I HEREBY ACKNOWLEDGE that I understand and agree to comply with the terms and conditions set out in this agreement. I wish to accept the accommodations offered to me.

(City) (Day) (Month) (Year)

Witness Signature of tenant or parent.
Tenants under 18 years of age must have their parents/guardian co-sign the tenancy agreement.

Witness Occupant signature if under 18 years of age.

THIS SECTION TO BE COMPLETED BY THE FINANCIAL GUARANTOR WHO IS RELATED TO THE TENANT.

MUST be completed for all tenants regardless of their age.

Guarantee of Rental Payments (Please print clearly)

I hereby guarantee the monthly rental payments and the tenant's performance of the terms and conditions of this contract and subsequent contracts for a room/suite located at Severn Court which has been applied for by:

(Tenant's name), for the duration of all terms of occupancy by said tenant.

MONTHLY RENT (if paid by the first of the month): \$ _____

Name of Guarantor _____

Email _____ Phone [_____] _____

Address _____
(No. and Street) (City) (Prov) (Postal code)

Employer Name _____

Employer Address _____ Postal Code _____

Phone [_____] _____

Relationship to Tenant (Mark with an "X") Mother Father Other _____

Annual Salary (Mark with an "X") below \$15,000 \$15,000 - \$30,000 more than \$30,000

COLLECTION AGREEMENT

EVERYTHING contained in this Tenancy Agreement shall extend to and be binding upon the respective heirs, executors, administrators, successors and permitted assigns of each party hereto. The provision hereof shall be read with all grammatical and gender changes necessary and any singular reference to the Tenant shall be deemed to include all parties to this Agreement. All covenants herein contained shall be deemed to be joint and several obligations.

I HEREBY AGREE to pay any and all past due monies owed to Ontario Student Residence Corporation for whom I am guaranteeing payment as per the terms and conditions set out in this agreement. I further understand that the full amount shall be recoverable immediately from me when past due, without first having to attempt to collect the overdue amount from the debtor. I hereby provide my credit card number and authorize that any charges associated with past due rent, damages or any other costs related to the tenancy may be charged to my credit card up to a maximum amount of \$600.00.

CREDIT CARD

VISA MasterCard

Card # _____ Expiry Date _____
Must be valid during full lease term

The undersigned hereby consents to the collection and use of personal information about me in accordance with The Personal Information Protection and Electronic Documents Act.

Dated at _____ this _____ day of, _____ 20 _____
(City) (Day) (Month) (Year)

Witness Guarantor Signature

Ontario Student Residence Corporation (Office Use Only)

Signature of Authorized Agent Date

Severn Court
555 Wilfred Drive
Peterborough, Ontario K9K 1W1
Tel [705] 740-0909
Fax [705] 740-0944
E-mail severn@studentrez.com
Web site www.studentrez.com



ONTARIO STUDENT RESIDENCE CORP.

Internet Policies and Procedures

All Internet users must adhere to the following to ensure continued and uninterrupted service, this includes anyone who may be using your computer while connected to the Internet at Severn Court.

1) Computer connection requirements

- To connect to WLAN the student's computer must have a Wireless PC Card of this type fully and correctly installed. The computer and Wireless PC card must have software installed that supports the Internet Protocol commonly referred to as TCP/IP. Wireless Internet access is subject to minimum system requirements. The computer system must be using a Windows or MAC operating system and have sufficient memory available. Any conflicts between the software compatibility of the wireless network and the tenant's computer operating system or any other feature will be the responsibility of the tenant to resolve. Management will not be responsible for software issues related to the user's personal computer.
- The use of other Internet connectivity tools, including but not limited to cables, bridges, routers, hubs, etc. are strictly prohibited. **The use of any such devices will be disconnected and confiscated immediately upon detection and without further notice.** Ontario Student Residence Corporation reserves the right to "spot check" all hardware and its connections to maintain the integrity of the network.
- **Tampering** – Ontario Students Residence Corporation Internet services, equipment, wiring and/or jacks may not be tampered with or modified.
- **Hosting Services** – Ontario Student Residence Corporation Internet users shall not setup, host or maintain "server" type services. This includes but is not limited to www, ftp, Novell or NT servers.

2) Network Use

- Network utilities or applications that inhibit or interfere with the use of the Internet by others are not permitted. This includes but is not limited to file sharing applications, network game servers, or any software/hardware using excessive consumption of bandwidth. Ontario Student Residence Corporation has the right to monitor network bandwidth consumption at any time and to limit or prohibit excessive bandwidth consumption. Additional security measures must be taken when using wireless internet Technology. All users are advised against transmitting personal information (eg: SIN, banking information, etc.) unless a secure LAN line transmission exists.

3) Performance Levels

- Many factors affect the speed of access to the Ontario Student Residence Corporation Internet. Ontario Student Residence Corporation Internet users are not guaranteed the maximum service performance (throughput speed) levels but every reasonable effort will be made to ensure the highest possible quality of service is delivered. Internet users understand that any content that they may access through the Ontario Student Residence Corporation Network may be subjected to "caching". Simultaneous use of bandwidth applications (eg: streaming media) by multiple users may result in a user experience that is slower when compared to single user.

4) Copyrighted Material & Privacy

- The Internet may be used for only legal purposes and to access only those systems, software and data for which the user is authorized. Sharing access to copyrighted material (including but not limited to MP3 files from copyrighted music media and digitized video from copyrighted motion pictures, etc.) on the network is prohibited. Be advised that management will cooperate fully with any law enforcement agency or official in the disclosure of all pertinent information pertaining to any investigation or prosecution of illegal conduct by an individual or suite where access of the Internet services were obtained.
- **Service Outages** – Every reasonable effort will be made to ensure high availability of the Internet services to the Internet user. Service outages for routine maintenance, equipment failures, or emergency servicing will happen over the course of the year. Every effort will be made to provide a minimum of 24 hours notice for planned outages.
- **Liability** – All users of the Internet are advised to consider the open nature of information disseminated electronically, and should not assume any degree of privacy or restricted access to such information. Ontario Student Residence Corporation strives to provide the highest degree of security for transferring data, but cannot be held responsible if these measures are circumvented and information is intercepted, copied, read, forged, destroyed or misused by others.

Severn Court
555 Wilfred Drive
Peterborough, Ontario K9K 1W1
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Fax [705] 740-0944
E-mail severn@studentrez.com
Web site www.studentrez.com



ONTARIO STUDENT RESIDENCE CORP.

Preference Reference

Information given will be used to match suitemates. Providing detailed, honest answers to the questions below is essential to ensure your group is the 'perfect match'. While every attempt is made to place tenants with similar interests together the compatibility of suitemates is not guaranteed. The answers provided in this document are not verified or confirmed by Ontario Student Residence Corporation and therefore we assume no liability for false or inaccurate details given.

Name of Occupant (please print) _____

Program _____ Student I.D.# _____

SMOKING NOT PERMITTED IN ANY AREA WITHIN THE BUILDINGS.

Are you... (please check one)

- Entering Year First year
 Second year
 Third year
- Male Female

Age _____ Birthdate _____
(Day / Month / Year)

Social Habits

- Regular drinker
 Occasional/Social Drinker
 Abstainer

When it comes to housekeeping I am:

- Extremely neat & tidy Not that concerned about it
 Somewhat clean & tidy "Messy" according to my mom

I prefer to study... (Please check one)

- in my room In the library
 Other (please specify) _____

I prefer...

- Quiet music Loud music
 Both

Type of music preferred:

- Rock New Music Pop
 Country
 Other _____
 All

Do you like music while studying?

- Yes No

What time do you prefer to awaken?

School days
specific time: _____ am/pm (circle one)
Weekends
specific time: _____ am/pm (circle one)

What time do you prefer to go to bed?

School days
specific time: _____ am/pm (circle one)
Weekends
specific time: _____ am/pm (circle one)

Do you have your own vehicle that you will be parking here?

- Yes No

Make _____ Colour _____

Model _____ License _____

Do you have a physical handicap/medical problem? (briefly describe)

Are you able to use stairs?

- Yes No

Please indicate interests and hobbies: ie. specific sports, leisure activities, etc.

What is most important to you concerning your suitemates?

Is there anyone moving into Severn Court that you wish to share an apartment with?

- 1] _____
2] _____
3] _____
4] _____
5] _____

Yes! I wish to lease a room in an apartment in Severn Court, beginning*:

_____ (move-in date)
and verify that the answers given by me are true and accurate to the best of
my knowledge

Signature _____

Date _____

*Please indicate the SPECIFIC DAY that you will be arriving to move into Severn Court. Rooms will not be made available for occupancy prior to the lease commencement date unless otherwise requested on this form. AVAILABILITY CANNOT BE GUARANTEED, BUT WILL BE CONFIRMED ON A FIRST-COME, FIRST-SERVED BASIS. Early occupancy is permitted on a pro-rated daily rental basis (subject to availability) to accommodate those students of Sir Sandford Fleming College whose programs begin prior to the commencement of the lease agreement.

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ONTARIO STUDENT RESIDENCE CORP.

Addendum to the Tenancy Agreement

I understand that Severn Court is a privately owned and operated student residence community which has been designed to meet the accommodation needs of student tenants, and to create an environment that fosters the pursuit of academic excellence and personal growth needed for success.

Every resident's understanding and agreement to abide by the following rules is essential to maintaining a safe and comfortable living environment.

Please initial beside each item to indicate your understanding of it.

- _____ 1] Tenant owned upholstered furniture is not permitted.
- _____ 2] No pets are allowed at the residence. The average personal space afforded each tenant is not sufficient for the safe and humane keeping of any animals. For the prevention of harm to animals (due to confinement or neglect by the tenant) and for the safety of tenants who may have allergies, animals cannot be kept in personal bedrooms or common areas in the residence.
- _____ 3] The burning of candles and incense in the residence is not permitted for fire safety reasons.
- _____ 4] No "open alcohol" will be carried or consumed outside of an apartment suite. This would include any opened or partially filled bottle, case or container where the original seal had been broken. Any infraction will result in immediate confiscation and disposal. Kegs or keg parties are not permitted on the property. Illegal activities involving underage drinking or intoxication in a public place (defined as any area outside of an apartment suite) will result in legal action being taken. To avoid the danger of broken glass, only cans of beer may be brought onto the property.
- _____ 5] No tenant or his/her guest shall infringe on the rights of another tenant's reasonable enjoyment of the premises. The tenant must inform his/her guest of the rules of the property, and accompany the guest while at the residence. Any guest who is responsible for creating a disturbance will be asked to leave the property immediately. All illegal activities will be reported to the police. Overcrowding suites is dangerous. The legal occupancy allowed by the Fire Marshal is one guest per room; each resident must limit his/her guests accordingly. Management reserves the right to limit the frequency and length of stay of overnight guests.
- _____ 6] Tenant(s) shall be responsible to keep the room and common area clean or tidy at all times and all waste shall be placed in the respective disposal bins located on the grounds. No more than one (1) garbage bag shall be kept in the common areas of the apartment at any time. Any additional costs for inspections, cleaning, etc. shall be borne by the occupants of the suite either individually or jointly.
- _____ 7] Any damages detected are to be reported immediately by way of a deficiency report to the Property Management Office. Tenants are not authorized to complete their own repairs, without first obtaining permission from the Property Management office.

In view of the fact that these stipulations outlined above are reasonable and needed to ensure each tenant's safety and comfort, I (Print name here) _____ agree to abide by them. In case of a default on my part I agree to vacate the premises at the end of the month or within fifteen days from the date notice was received in writing from the Landlord.

Dated this _____ day of _____, 20_____(date of signing this agreement)
(Day) (month) (Year)

Witness

Signature of Tenant or Parent

Tenants under the age of 18 years must have parents/guardian co-sign the Lease Addendum Agreement

Witness

Occupant signature if under 18 years of age

Resident Assistant Positions

A total of eight (8) Resident Assistant and four (4) Security positions are available for those who qualify. If you are interested in working for a discounted rent, please indicate here with an "X" and forward a resumé with cover letter to the attention of the Property Manager.

RETURN ALL COPIES (white & pink), UPON ACCEPTANCE A FULLY EXECUTED COPY OF THIS AGREEMENT WILL BE FORWARDED TO THE TENANT.

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ONTARIO STUDENT RESIDENCE CORP.

5) **Consequences**

- Students who violate these Policies and Procedures are subject to disciplinary action by Ontario Student Residence Corporation. Consequences for such actions may include but are not limited to:
 - 1) Suspension or revocation of Internet privileges **to the individual or suite in which these services are provided.**
 - 2) Referral to law enforcement officials.
 - 3) Disciplinary probation.
 - 4) Management reserves the right, at its sole discretion, to discontinue the provision of access to the Internet service provided by them without any further notice. No rent abatement will be given as internet access is provided at no charge.

This document is considered a "living" document and is subject to necessary changes without prior notification. Users will be informed of policy changes as they occur.

I, _____ understand and will abide by the policies and procedures of the Ontario Student Residence Corporation Internet. I also understand the consequences if I, or any other user of my computer, does not adhere to these policies and procedures.

Tenant Signature

Date