

Southport - Residential Housing Application Process

In order to be considered for rental of a residential housing unit, an application form (electronic/paper) must be completed in full. An application will only be considered if all the required information is provided.

Applications must have:

- Full name(s) and contact information
- Social Insurance Number and Date of Birth – for obtaining Credit Reports
- Employer and Income information
- Previous address & landlord information

Applicants may be requested to provide a signed release authorizing Southport to do a personal investigation to confirm employment, income and tenant history.

Application Forms must be filled out completely, including all proposed occupants and any pets. Applications with false information or omissions will be rejected.

Screening Criteria:

Applicants must demonstrate the ability to pay rent. This will be determined during the evaluation process to verify whether applicant(s) are able to meet the required criteria.

Applicants must have:

- A solid Credit history. Credit Scores: 650 and above = Very Good, 620 to 650 = Average/Good, below 620 = High Risk. Credit payments impact the ability to pay rent and applicants must be able to demonstrate that they will be able to pay their rent. A history of delinquency and collections will have a significant negative impact on the evaluation of an application.
- A stable tenant history. For applicants who have not previously been a tenant, consideration will be made based on Character references and/or personal circumstances.
- A satisfactory Character reference.

Note: If an applicant does not have sufficient financial resources, an application will be considered only where a guarantor or co-signer (with sufficient financial resources and credit history) is willing to sign an agreement to guarantee payment of the applicant's rent and utility obligations. **A guarantor or co-signer will be subject to the same personal investigation as the primary applicant(s).**

NOTE: Applications for tenancy will be kept on file until desired move in date has past.

Residential Housing Rates 2018			
Type of Unit	Sq Ft	Rent	Security Deposit
2 Bedroom	721 to 1049	\$ 750 to \$845	Half of a Month's Rent
3 Bedroom	1006 to 1334	\$886 to \$1125	
4 Bedroom	1187 to 1435	\$1250 to \$1350	

Online application form: <http://southport.ca/residential-application-form.asp>

Tenancy Agreement

Residential Tenancy Agreements are entered into for a fixed term of one year, subject to renewal on an annual basis.

- A Security Deposit (equal to half a month's rent) will be required in order to secure a lease.
- If you decide not to move in the landlord may claim against you for loss of rent.
- Tenants will be required to pay rent by Pre-Authorized Debit (PAD) payments. The rent for the first month is to be paid prior to move in, and may be paid by cash, debit or cheque.
- An incoming condition report will be completed by the landlord and tenant on the move in date, and keys to the unit will be issued at that time.