



The Edelweiss  
DESIGNATED NON-SMOKING  
50 Grandhaven Boulevard  
Halifax NS B3S 0H5  
(902) 210-2531

The Grenville  
80 Camelot Lane  
Halifax, NS B3M 4K8  
(902)209-5023

The Dahlia  
DESIGNATED NON- SMOKING  
90 Grandhaven Blvd  
Halifax , NS

## RENTAL APPLICATION

Date \_\_\_\_\_

The WARWICK  
90 Camelot Lane  
Halifax NS B3M 4H9  
(902)209-5023

FAX for all Locations (902) 445-9648

CP@COSMOSPROPERTIES.CA

The GREENBANK  
DESIGNATED NON-SMOKING  
81 Solutions Drive  
Halifax, NS B3S 1R7  
(902) 830-4894

The ROSEWOOD  
130 Solutions Drive  
Halifax, NS B3S 0B8  
(902) 802-0516

**INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED**  
**IF YOUR APPLICATION HAS BEEN ACCEPTED YOU WILL BE NOTIFIED**  
**WE DO NOT NOTIFY APPLICANTS WHO HAVE NOT BEEN ACCEPTED**

Name: \_\_\_\_\_ S.I.N. \_\_\_\_\_  
Driver's License No: \_\_\_\_\_ Birth date: \_\_\_\_\_  
Present Address \_\_\_\_\_ Telephone No.: \_\_\_\_\_  
Home  Apartment  Own  Rent  How Long? \_\_\_\_\_ Email address \_\_\_\_\_  
Present Rental (\$) \_\_\_\_\_ Marital Status \_\_\_\_\_  
S.I.N. Tenant Number Two \_\_\_\_\_

This Application for: (Name and/or Address of Building) \_\_\_\_\_ Apt No. \_\_\_\_\_  
Approximate Date of Occupancy \_\_\_\_\_ Number of Persons to Occupy Apt. \_\_\_\_\_  
How long to you plan to live in the rental unit? \_\_\_\_\_. Only persons listed on this application will be permitted to occupy the apartment.

Have you ever broken a lease? \_\_\_\_\_ If so what was the reason \_\_\_\_\_  
Have you ever refused to pay rent for any reason? \_\_\_\_\_ Have you ever filed for bankruptcy? \_\_\_\_\_

Names (Tenants to occupy the apartment)	Relationship	Age	SIN
_____	_____	_____	_____
_____	_____	_____	_____

Size of Apartment 1st Choice \_\_\_\_\_ 2<sup>nd</sup> Choice \_\_\_\_\_ Monthly Rental \_\_\_\_\_  
Number of Vehicles \_\_\_\_\_ Valid Registration and Inspection? \_\_\_\_\_  
Vehicle #1 (Make, Model, Colour, Year) \_\_\_\_\_  
Vehicle #2 (Make, Model, Colour, Year) \_\_\_\_\_

Tenant 1		Tenant 2	
Occupation _____	Occupation _____	Occupation _____	Occupation _____
Full or Part Time _____	Full or Part Time _____	Full or Part Time _____	Full or Part Time _____
Employed by: _____	Employed by _____	Employed by _____	Employed by _____
Address _____	Address _____	Address _____	Address _____
How Long? _____ Annual Income? _____	How Long? _____ Annual Income? _____	How Long? _____ Annual Income? _____	How Long? _____ Annual Income? _____
Business Telephone _____	Business Telephone _____	Business Telephone _____	Business Telephone _____
Bank: _____	Bank _____	Bank _____	Bank _____
Chequing _____ Savings _____	Chequing _____ Savings _____	Chequing _____ Savings _____	Chequing _____ Savings _____
Average monthly balance (C) _____ (S) _____	Average monthly balance (C) _____ (S) _____	Average monthly balance (C) _____ (S) _____	Average monthly balance (C) _____ (S) _____
Branch _____	Branch _____	Branch _____	Branch _____

References:

Personal	Name	Address	Telephone
(1)	_____	_____	_____
Relationship	_____	_____	How Long? _____
(2)	_____	_____	_____
Relationship	_____	_____	How Long? _____

*Professional (e.g. attorney, doctor)*

(1)	_____	_____	_____
Relationship	_____	How Long	_____
(2)	_____	_____	_____
Relationship	_____	How Long	_____

Current Landlord/Superintendent/Owner/Mortgage Company

Name	Address	Telephone
_____	_____	_____

Reason for Moving \_\_\_\_\_

No. of Cheques returned NSF \_\_\_\_\_ No. of late payments \_\_\_\_\_

Next of Kin _____ _____, _____;	Next of kin address (street no., name, city/town and postal code) _____, _____;
Phone _____ (home)	Phone _____ (work/business)
<b>OPTIONAL</b>	
-	

Do you give management permission to contact the personal or professional references listed above, both now and in the future for rental consideration or for collection purposes should they be deemed necessary? \_\_\_\_\_

Thank you for completing an application to rent from us. Please sign below. Also note that a completed application requires submission of the following documents which will be copied and attached to this application.

- \_\_\_\_\_ Driver's License or Social Insurance Number
- \_\_\_\_\_ Two weeks of the most current pay stubs of each income source listed.
- \_\_\_\_\_ If self-employed most current tax return as proof of income.

If applicant has misstated the number of persons in applicant's family or the number of persons intended to occupy apartment, or if applicant has made any misstatements of facts in the application or if applicant has made any other misstatement of material facts relating to the application and/or lease, or if applicant fails to complete the application, the landlord, at its option may cancel the lease without notice.

The Applicant represents that no real estate broker, nor any other person, is entitled to any commission whatsoever for this rental.

Owner and/or Agent for the owner reserve the right to reject this application and to refuse possession of the above mentioned accommodations.

The applicant offers to lease the said apartment and hereby agrees to pay the sum of \$ \_\_\_\_\_ as a holding fee on the understanding that if the offer is accepted the fee shall be retained by the landlord or his agent as a Security Deposit during the tenancy of the premises and will be refunded at termination of the tenancy pursuant to the Residential Tenancies Act provided all the covenants of the Lease Agreement have been complied with and that the premises are left in a proper state of cleanliness and repair, reasonable wear and tear excepted, AND, if the offer is not accepted, the full deposit will be refunded, PROVIDED HOWEVER, that if on notification of the offer the Tenant fails to execute the lease the said fee shall forthwith be forfeited and retained by the Landlord or his agent.

*Signature of Applicants* \_\_\_\_\_

\_\_\_\_\_

*Leasing Agent* \_\_\_\_\_

I/We the undersigned, grant permission for Giannoulis Developments to obtain and/or exchange personal or financial information from/with any personal information agency towards verifying or establishing my financial standing.

Name \_\_\_\_\_, Date \_\_\_\_\_, Signature \_\_\_\_\_

Name \_\_\_\_\_, Date \_\_\_\_\_, Signature \_\_\_\_\_

**LOANS and/or MAJOR FINANCIAL COMMITTEMENTS**

Institution	Address	Monthly Payment	Balance
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____

## Schedule B

### Special Regulations Required by the Landlord: Cosmos Properties and Developments

#### Part I

Part I Regulations are applicable to the following buildings:

**80 Camelot Lane, 90 Camelot Lane,  
81 Solutions Drive, 130 Solutions Drive, 50 & 90 Grandhaven Boulevard**

#### Maintenance of Apartment

1. Carpets will be professionally steam-cleaned when vacating the apartment. The cost will be deducted from your security deposit. Management will make the arrangements.
2. Kitchen Countertops are not to be used as cutting boards. Tenants will be responsible to replace damaged countertops due to burns or scratches.
3. Windows must be kept closed and locked when temperatures are below zero degrees Celsius to avoid frozen pipes. If this occurs the expenses for repair, which are very costly, will be the tenant's responsibility
4. Damages (i.e. holes of any kind) in doors, cupboards, vanities or window frames will be charged to the tenant and the tenant will be responsible to replace the entire window and/or door, cupboard or vanity.
5. Painting the unit a different color is not permitted. Please contact the Property Manager or Superintendent.
6. Carpets must be replaced at tenant's expense if damaged (i.e. cigarette burns etc.).
7. Asphalt damage (parking spaces) caused by gasoline, oil leaks, etc. - repair costs will be deducted from your security deposit.
8. All windows are to be properly dressed within a reasonable time after occupancy.
9. In units where it is necessary to use extra paint on the walls and ceilings to cover yellow nicotine stains, these costs will be deducted from your Security Deposit.
10. The use of wallpaper, borders and wall stenciling is not permitted.
11. Hardwood or tile floors must be repaired or replaced at tenant's expense if damaged (i.e. cigarette burns etc.).

#### Administration of the Property

1. Management is not responsible for lost or stolen articles
2. Pre-Authorized Debit is the method used for payment of rent
3. A fee of \$50.00 will be charged for all returned cheques from your bank (NSF, Stop Payments etc.), including those tenants who pay with Pre-Authorized Debit.
4. Security deposit will be forfeited when sub-letting apartments, or when breaking lease. Tenant is responsible for payment of rent for the apartment until the unit is re-rented.
5. Security deposit will not be refunded until all keys have been returned.
6. The apartment must be thoroughly cleaned when vacated. If not the costs will be deducted from security deposit. Cleaning by the superintendent is charged at \$20.00 per hour.
7. Moving into and moving out of your apartment is permitted only between 9:30 am and 8:00 pm.
8. The first year of the tenancy is a yearly or a fixed term lease; however, tenants may apply to change to a monthly lease providing that their application is given to the Landlord three months prior to the anniversary date. If tenants opt to convert to a monthly lease, after their first year, it would be appreciated residents could provide two months' notice for termination.
9. On termination of the lease tenants must be moved out and all inspections completed by 12:00 noon the day before the first day of the next month.

#### General

1. Smoking is NOT allowed in any of the public areas of the building, including lobbies, elevators or corridors.
2. Full recycling opportunities of garbage are offered, including organic, plastic, metal can, newsprint, cardboard, boxboard (like cereal and shoe boxes) etc. Regular refuse and recyclable cans, plastics etc. must be securely tied in appropriate plastic bags. NO PLASTICS IN THE ORGANIC RECEPTAL. Cat litter must be double bagged for disposal.

3. The disposal of furniture, appliances, including all electronic equipment (computers, disc players, DVD players etc.), batteries, propane tanks and tires are the responsibility of the tenant. Please do not put any of these items in the garbage rooms. If you want to dispose of these items through our Contractor, contact the Superintendent of your building who can arrange a meeting between you and the Contractor at which time you can arrange the cost and date of disposal.
4. All corrugated cardboard boxes MUST be flattened and tied in bundles.
5. Garbage should not be stored on balconies as it attracts raccoons, etc.
6. Balconies are not to be used for airing or drying clothing, blankets, etc.
7. Natural Christmas trees are not allowed in the building.
8. Marijuana – In accordance with the Nova Scotia Cannabis Control Act (Bill 108, section 35-2), This property is a marijuana smoke-free building and therefore the smoking or cultivation of marijuana is prohibited. (Initial: \_\_\_\_\_)

### **Insurance**

1. A photocopy of Apartment Insurance Policy is required as proof of your coverage.

### **Noise**

1. Consideration must be given, from all tenants toward all tenants, concerning excessive noise.
2. Loud parties in the unit and on the patio/balcony, especially after quiet hours are prohibited (quiet hours begin at 9:00 pm). Attached is a copy of the Municipal Noise By-Law. Smoking of illegal substances is also prohibited within the building and on the balconies. Failure to comply will result in immediate eviction.

### **Pest Control**

1. The Landlord will ensure that regular inspections of the premises are conducted and when necessary that application of approved pest control measures are taken for the eradication of common pests such as, but not limited to, silverfish, rodents, etc.
2. Pests introduced to the building/apartment by a Tenant must be reported immediately to the Landlord by that Tenant. Established procedures will be given to the Tenant for their elimination and must be followed. Tenants are not to proceed on their own to eradicate the problem. All costs associated with the eradication of the problem will be that of the Tenant.
3. Pest infiltration and control is included as part of our annual inspection.

### **Pets**

1. This is a no pet building however cats are allowed with these restrictions: (a) a non-refundable fumigation charge of \$100.00 must be paid at the beginning of the tenancy for work that will be done at end of tenancy to rid the suite of any cat dander or odors for future tenants who may have allergies. Should you acquire a cat after you became a resident in the building, the charge of \$100.00 is due and payable when the cat is brought into the building. (b) damages caused by cat(s) including odor eradication will be charged or deducted from security deposit at the end of the tenancy; (c) cat(s) are not allowed outside on the grounds, in public corridors or on balconies – they must be confined to apartment.
2. Please specify if you own a cat(s) Yes \_\_\_; No \_\_\_; How many? \_\_\_\_\_.

### **Parking**

1. Parking lots around the properties are not to be used as playgrounds for children. Safety of children is paramount as well as the safety of personal property of tenants - especially when toys and other items are being thrown around or when playing with sticks.
2. Parking in no parking areas (outside lobby doors, in fire lanes, etc.) and in visitor parking is prohibited. Failure to comply will result in an immediate parking ticket being issued.

## Part II

Part II Regulations are applicable to the following specific buildings:

### 81 Solutions Drive

#### DESIGNATED AS A NON-SMOKING BUILDING

1. To safely enter the garage when following another vehicle or when the garage door is in its' closing sequence, you must use the remote control opener. Doing so will immediately signal the door to stop the closing process and re-open the door. **Do not use the garage door sensors. These sensors are emergency safety devices and are not to be utilized as an alternative for stopping the normal door closing procedure.** The garage door is a security door and only residents and staff have remote door openers. When you are leaving from or returning to the building through this door, please ensure that you wait and observe that the garage door is completely closed before proceeding. By doing this you will prevent unwanted entrants to the garage and the building.
2. A Garage Door Remote Control Fee of \$65.00 is required for entry to underground parking garage; the cost of which will be refunded when the remote control is returned at the end of the tenancy.
3. Rules are posted in the Fitness Room for its operation and you are requested to comply with them so that everyone may enjoy the facilities.

### 130 Solutions Drive

1. To safely enter the garage when following another vehicle or when the garage door is in its' closing sequence, you must use the remote control opener. Doing so will immediately signal the door to stop the closing process and re-open the door. **Do not use the garage door sensors. These sensors are emergency safety devices and are not to be utilized as an alternative for stopping the normal door closing procedure.** The garage door is a security door and only residents and staff have remote door openers. When you are leaving from or returning to the building through this door, please ensure that you wait and observe that the garage door is completely closed before proceeding. By doing this you will prevent unwanted entrants to the garage and the building.
2. A Garage Door Remote Control Fee of \$65.00 is required for entry to underground parking garage; the cost of which will be refunded when the remote control is returned at the end of the tenancy as well a \$15.00 fee for each front door fob.
3. Rules are posted in the Fitness Room for its operation and you are requested to comply with them so that everyone may enjoy the facilities.
4. Pool, sauna and gym are strictly for tenants only, visitors and guests are not permitted. Rules are posted in the pool area and you are requested to comply with them so that everyone may enjoy the facilities.

**An open concept design with suspended glass door cabinets has been used in the kitchens of all the suites in these three buildings. Residents are reminded that these units are only intended for light items that you wish to display. They are NOT intended to accommodate full china sets or heavy items.**

### The Edelweiss & The Dahlia

#### 50 Grandhaven Boulevard & 90 Grandhaven Boulevard

#### DESIGNATED AS A NON-SMOKING BUILDING

1. To safely enter the garage when following another vehicle or when the garage door is in its' closing sequence, you must use the remote control opener. Doing so will immediately signal the door to stop the closing process and re-open the door. **Do not use the garage door sensors. These sensors are emergency safety devices and are not to be utilized as an alternative for stopping the normal door closing procedure.** The garage door is a security door and only residents and staff have remote door openers. When you are leaving from or returning to the building through this door, please ensure that you wait and observe that the garage door is completely closed before proceeding. By doing this you will prevent unwanted entrants to the garage and the building.
2. A Garage Door Remote Control Fee of \$65.00 is required for entry to underground parking garage; the cost of which will be refunded when the remote control is returned at the end of the tenancy as well a \$15.00 fee for each front door fob.

If any of the above rules are violated it will lead to a poor performance report and made available to a nationwide tenancy board.

**Part III**

**Part III Regulations are applicable to the following buildings:  
80 Camelot Lane, 90 Camelot Lane, , 81 Solutions Drive, 130 Solutions Drive and  
50 & 90 Grandhaven Estates**

**TENANT’S RESPONSIBILITIES FOR CLEANING WHEN VACATING AN APARTMENT**

- 1. Kitchen**
  - Wash inside and outside of cupboards and drawers
  - Wash countertops and back splashes
  - Clean sink, drain plug and faucets
  - Clean dishwasher inside and outside
  - Clean refrigerator, inside and outside
  - Stove – clean oven and oven racks with oven cleaner, being careful not to get cleanser on enameled surfaces. Clean burners, drip pans (where applicable), ceramic cook top surface (where applicable), range exhaust hoods both inside and outside. Clean exterior of stove
  
- 2. Bathrooms**
  - Clean toilets inside and out
  - Wash cupboards, drawers (inside and out) and countertops
  - Sink, bathtub, drain plugs, faucets and tiles cleaned and polished
  - Clean mirrors with glass cleaner
  
- 3. Floors**
  - Sweep and wash all tile and vinyl covered floors including under the refrigerator and stove. Please leave refrigerator and stove pulled out for inspection
  - Vacuum and clean all hardwood floors
  
- 4. Heating Radiators**
  - Clean the exterior of all heating radiators
  
- 5. Carpets**
  - Vacuum all carpets including edges and under heating radiators
  
- 6. Walls**
  - Even though the walls will be repainted, remove all marks and accumulated dust.
  - Any wallpaper or wallpaper borders must be removed and walls washed to remove any glue residue
  
- 7. Windows**
  - Clean inside and outside (where possible) including sills and ledges;
  
- 8. Light Fixtures**
  - Clean fixtures and replace all burned out light bulbs including stove and refrigerator;
  
- 9. All Other Appliances**
  - Cleaned inside, outside and under where possible
  
- 10. Balcony**
  - Sweep, wash and remove all unwanted items from the balcony
  
- 11.**
  - **DO NOT DISCONNECT ELECTRICITY UNTIL EXIT INSPECTION HAS BEEN COMPLETED.**
  
- 12.**
  - If the Exit Inspection defaults any part of the above cleaning requirements, the Tenant will be required to re-do those areas or have Management clean them and the cost of \$20.00 per hour for each hour of cleaning will be deducted from the Security Deposit Refund.

If you are in agreement with the above regulations please sign and return it along with the application and other supporting documentation to the Property Manager or Superintendent. Once signed, they will be attached to and become part of the rental lease.

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant (s) Signature(s)