



# PROPERTY MANAGEMENT Finding Tenant(s) - Agreement

## BluHouse Property Management Inc. agrees to:

- Advertise on multiple platforms online (i.e. MLS, Zumper, Facebook, Kijiji, Rentals.ca, etc)
- Photographs of property
- Thorough screening of Tenants through:
  - Credit Checks
  - Reference Checks + Rental History
  - Proof of Income + Employment
- Collect last month's rent
- Two pieces of identification (photo ID)
- Provide Tenant(s) with official copy of Ontario Lease Agreement to be completed and signed by owner

*Investment for above: Last Month's Rent*

We will honour the below reduced pricing if your tenant(s) moves out early. If your tenant(s) stays longer than 11 months, the regular fee applies. See below discounted fee structure:

Tenant Moves Out	Fee
0 - 4 months	35% of last month's rent
4 - 8 months	60% of last month's rent
8 - 11 months	80% of last month's rent

- \* Note: These discounts are not applicable for single room rentals.
- \* If the owner decides to no longer rent the property through BluHouse Property Management Inc, after we have already advertised and/or have conducted viewings, a \$500 fee applies.
- \*If the owner decides to no longer rent the property through BluHouse Property Management, after we have already found the tenant(s) and recieved approval from the owner and last month's rent from the tenant(s), the deposit will need to be returned to the tenant(s) by the owner as our fee is non-refundable.

**BluHouse PM is not responsible for any cost the Owner may have pertaining to the tenant(s) that we found on their behalf. This includes expenses such as property damage and/or non-payment of rent.**

Address covered under this agreement: \_\_\_\_\_

Number of units within property: \_\_\_\_\_

Owner (please print): \_\_\_\_\_

Owner Signature: \_\_\_\_\_

### BluHouse PM Services Include:

- Check in on Tenant(s)
- Settle any disputes between tenant landlord/neighbours etc.
- Monitor condition of rental unit(s) every 6 months with thorough checklist inspection
- Collect any NSF, cash or late payments of rent
- Coordinate and supervise all maintenance repairs/renovations
- Attend to Landlord concerns and requests
- Collect monthly rent
- Deposit Rent to owner's account monthly
- Serve appropriate Landlord Tenant Board forms/notices to tenants as required
- 24/7 Emergency calls

*Investment for above:  
\$150 /month per door*

### Additional Services:

- Repairs/Renovations/Maintenance Costs
- Plumbing
- Electrical
- Cleaning
- Yard Maintenance
- Snow Removal
- Garbage Removal
- Any fees incurred with Landlord Tenant Board submissions and hearings



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Number of units within property: \_\_\_\_\_

Owner (please print): \_\_\_\_\_

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