

## Options of security offered to the potential tenant who had a rental application declined

JOINT TENANT: I propose to have a joint tenant sign the lease. This person agrees to undergo the same verification process.

SURETYSHIP: I propose a natural person who will sign the lease as a guarantor for its duration and renewals. This guarantor resides in Québec and agrees to undergo the same verification process.

Notice: A suretyship by a legal person (company) is not accepted. A suretyship or insurance, resulting a disbursement and contracted by the lessee (tenant), imposing conditions and a contract of adhesion on the lessor (landlord) is not accepted.

SECURITY DEPOSIT: I propose to pay a security deposit of \$\_\_\_\_\_ upon the signing of the lease that will be kept by the lessor. At the end of the lease, this amount will be given back to me if I have respected the conditions of the lease.

Notice: under Article 1904 of the Civil Code of Québec, the lessor (landlord) may not demand a sum of money other than the rent, in the form of a deposit or otherwise. However, the court recognized the legality of a security deposit freely and voluntarily offered by the lessee (tenant). When accepted by the lessor, the proposal becomes an agreement.

Proposed by \_\_\_\_\_, potential tenant

Signature \_\_\_\_\_ Date \_\_\_\_\_

Accepted by \_\_\_\_\_, lessor

In reference to lease # \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_