

Bridgwater Suites - Rent Guidelines

255 Centre Street, Winnipeg

Property: _____

Tenant: _____

Tenant Phone Number: _____

1. Rent is due on the 1st of each month.
2. A late fee of \$10 applies on the first day late, plus \$2 per day thereafter.
3. NSF cheques are subject to a \$60 charge.
4. Rent must be paid by automatic withdrawal or 12 post-dated cheques upon move-in.
5. Tenants pay ALL utilities - hydro and water.
6. Tenant is responsible for sidewalk/parking snow removal (as per lease).
7. Tenant is responsible for lawn care (as per lease).
8. Tenants must carry personal contents and vehicle insurance.
9. Vehicles must display a parking tag provided by Bridgwater Suites at all times. Unauthorized vehicles may be towed at owner's expense.
10. No pets allowed.
11. No smoking or vaping inside the premises.
12. Lease assignment may be requested with a \$75 fee. Assignment does not release the original tenant unless approved. Sublets are not allowed.
13. Leases renew annually.
14. Tenants are responsible for the behavior of their guests. Damages caused by guests are the tenant's responsibility.
15. Excessive noise is not tolerated. Eviction and forfeiture of deposit may result from disturbances.
16. Garbage must be disposed in designated areas only. Clean up any spills from damaged bags.
17. Only those listed on the lease may reside in the suite unless approved in writing.
18. No painting or alterations without written consent. Tenants may be asked to return walls to original colors upon move-out at their own expense.
19. Satellite dishes are not permitted. Units are pre-wired for Bell TV & Internet.
20. All light bulbs must be uniform in shape, color, and wattage when moving out.

Bridgwater Suites - Rent Guidelines

255 Centre Street, Winnipeg

21. Carpets must be professionally shampooed before move-out.

22. Do NOT flush sanitary products, diapers, or wipes. Clogged systems will be the tenant's financial responsibility.

23. I consent to receive building updates, notices, and community news from Bridgwater Suites (you may opt-out at any time).

Tenant's Signature: _____

Witness: _____

Tenant Name: _____

Date: _____