



## Schedule A: Utilities, Rent Insurance, and Tenant Responsibilities

This Schedule forms an integral part of the Residential Lease Agreement between the Landlord and Tenant for the premises located at:

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### 1. Utilities & Services

#### 1.1. Flat Utility Charge

Tenant agrees to pay a flat fee of \$250.00/month in addition to base rent, covering all utilities including:

- Electricity
- Natural gas (heating & hot water)
- Water and sewage
- High-speed internet
- Delivery, meter, carbon, and service fees

This fixed rate applies regardless of seasonal variation in usage. The fee is non-negotiable and reviewed annually.

#### 1.2. Annual Reconciliation

At year-end, if the actual utility expenses are less than total collected, tenants will receive a pro-rated credit.

If utility costs exceed collected amounts by more than 25%, the flat fee may be increased the following year with 30 days' notice.

### 2. Mandatory Rent Insurance (SingleKey)

#### 2.1. Monthly Insurance Fee

Tenant agrees to pay an additional 5% per month, calculated on the total of base rent plus the \$250 utility charge.

Example:

If monthly base rent = \$2,850

Utility charge = \$250

5% Rent Insurance = \$155

Total monthly payment = \$3,255



## 2.2. Coverage Includes:

- Full rent guarantee to the landlord in the event of non-payment
- Credit reporting of rent payments to Equifax, assisting tenants in building or repairing credit history
- Damage protection coverage up to \$10,000, subject to review and reporting

## 3. Damage & Credit Reporting Policy

- 3.1. Normal wear and tear (e.g., paint fading, minor scuffs, standard appliance aging) shall not be considered damage.
- 3.2. Reasonable repainting and unit refresh every 5 years are also excluded from damage claims.
- 3.3. Intentional damage, negligence, or misuse of the unit that triggers an insurance claim will be reported and may affect the tenant's credit score.

## 4. Respect & Community Standards

FoxySuites is committed to maintaining high-quality, respectful living environments.

By signing this agreement, the Tenant acknowledges and agrees that:

- Respect for the property, neighbours, and landlord is essential
- Tenants are expected to act in good faith, communicate clearly, and maintain the unit in a responsible manner
- Any tenant unwilling to abide by these expectations should not apply

FoxySuites reserves the right to screen all prospective tenants carefully to preserve the quality of life for the entire building.

### Accepted and Agreed by:

Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Landlord/Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_