

RENTING



ROYALLEPAGE

NRC Realty, Brokerage, Independently Owned & Operated
www.nrc Realty.ca • 905-380-3233

The **KESHGROUP**

CLIENT CARE

A WHOLE TEAM OF SUPPORT

While your chosen REALTOR® is dedicated specifically to helping you with any and all of your rental needs, when you work with The Kesh Group, you get so much more than just one agent! Our whole team helps take care of all the behind the scenes details to make renting simple and stress free for you. So rest easy knowing the entire Kesh Group has got your back!

CONSTANT COMMUNICATION

We understand that the process of renting can be stressful at times. We are here to make it easy for you. If you have questions, we're here to answer them. If you have concerns, we're here to ease them. If you are excited, we're here to celebrate with you! Every step of the way, we'll walk with you.

FOLLOW UP

Once your rental needs have been met, that's not the end for us, it's just the beginning! We stick around to help you navigate the move in day details and stay in touch so that if you have any real estate questions or future real estate needs, you can always reach out.





There is no such thing as a dumb question and our team of knowledgeable REALTORS® is here to help explain the ins and outs of rental real estate.

If you've never rented before and are looking for your first place, we've got your back. If you're currently renting but are ready to upsize, downsize, or relocate, we can help. If you're a new landlord searching for your first tenant, we'll walk you through the process. If you've had a tenant leave and are looking for a new one, we'll help you find the perfect fit.

Our team will meet with you to fully understand what you are looking for and then work tirelessly to find you a rental property or tenant that meets your unique needs. Together we will make your real estate dreams come true!

WHY USE AN AGENT

TENANTS

If you're a tenant searching for a rental, it's important to note that using REALTOR® services are free to you. With rental properties, the landlord pays the full commission to any agents involved in the deal. So why not have a professional help you in your house hunt for no additional cost? Plus, a REALTOR® has access to new rental listings typically 1-2 days before the general public and can help give you a leg up in today's competitive housing market.

LANDLORDS

For landlords, there is a fee for using an agent's services (typically one month's rent, plus HST, covers both the buying and listing agents' commissions). However you avoid the hassle of sifting through countless applications, interviewing potential tenants, conducting showings, checking references, collecting paperwork and signing leases. With a Kesh Group REALTOR® on your team, all you have to do is let us know your ideal tenant wish list and then sit back and relax while we find the perfect renter for you.





BE READY TO MOVE

In today's real estate market, it's almost a guarantee that there will be multiple applications for a single rental property. So when you find the rental home that you love, or the tenant who is perfect, be ready to move! Hesitating could cost you a great rental opportunity. Having a knowledgeable and experienced REALTOR® by your side will help you feel confident in your decision to move forward with signing a lease agreement.

QUALITY TENANTS

WHAT IS AN IDEAL TENANT?

It varies for every property, but of course sought after tenants are people who can show they are trustworthy and will take good care of the home.

TENANT HISTORY

A tenant who can provide proof of a good rental history stands out in today's competitive rental market. References from previous landlords, credit checks and proof of stable income are important parts in any rental application.

INTRODUCTION LETTER

Consider writing a letter about yourself. If you're the landlord, this allows your future renters to get a sense of who they will be renting from. If you're the tenant, this is a great way to showcase why the home owner should choose you as their new tenant. Connecting on a personal level can start the rental relationship off on a positive note.



RENTAL APPLICATION CHECKLIST

REFERENCES

- 2 references
- Each reference should provide:
 - The reference's name
 - Length of the reference's acquaintance with the applicant
 - The reference's occupation
 - The reference's contact information

PROOF OF EMPLOYMENT

- Letter of employment for each person on the application
- Each letter of employment should:
 - Be written on company letterhead
 - Have the work reference's name and position with the company
 - Explain how the person is connected with the applicant
(*Manager, Supervisor, etc*)
 - Include the reference's contact information
- Two recent pay stubs for each person on the application

OTHER DOCUMENTATION

- Credit check for each person on the application
(*to be completed by the applicant's REALTOR®*)
- Introductory letter to the landlord



“

The Kesh Group is a great group of people and I'd highly recommend! They are so organized and everything is done so professionally. They did an amazing job helping us with renting and we couldn't have asked for anything better. They are truly a wonderful real estate team!

- *Jillian*

”