



Lindsay C. Karabanow

Sales Representative

The Boulevard | Property.ca Inc., Brokerage

416.809.6245 • linds7755@gmail.com

Here's what we'll need to secure your rental.

These are standard requirements that landlords and agents use to get to know *you* a little better. We need the info on each occupant, and once everything is safely on my desk, we will coordinate some showings.

Does your profile look different to this? Let's talk! There might be some work-arounds that convey the same information.

General Affordability Guidelines

- Credit of at least 700 preferred
- Rent around 30 - 35% of gross household income and/or savings

Employed in Toronto? Here's what you'll need

- [Equifax credit score and report](#)
- Job letter stating starting date, role and salary/wage
- Last 3 paystubs
- Government-issued photo ID (**not** health card)
- Proof of immigration status may be required
- Any children living with you? ID for them as well

Are you a student? Here's what you'll need

- [Equifax credit score and report](#)
- Proof of funds
 - Last 3 bank statements
- Proof of payment of tuition
- Government-issued photo ID (**not** health card)
- Proof of immigration status

NB - if you are acting as a guarantor, landlords generally require all this info from you as well.

Are you self-employed? Here's what you'll need

- [Equifax credit score and report](#)
- Last 3 bank statements as proof of income
- Proof of last 12 rent / mortgage payments
- Proof of immigration status
- Government-issued photo ID (**not** health card), also for any children who'll be living with you
- Website and social media presence
- Articles of Incorporation may be required



235 Clinton Street, Toronto ON M6G 2Y4

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