



## Access to Market Rent Units

1. People seeking accommodation with CCOC must:
  - a) fully complete an application form
  - b) provide verification of income from all sources
  - c) provide written consent to have their tenancy and credit history checked
2. CCOC accepts as tenants at market rent, applicants who:
  - a) have an acceptable credit record and have a good history of rent payment.
  - b) have an income that more than covers the rent and utilities
  - c) a proven track record of paying comparable rent and utilities and their income was similar
3. Applicants who do not qualify under item 2. will be assessed under the following criteria:
  - a) documented job offer to start in the near future that substantiates an income that more than covers the rent and utilities.

**or**

  - b) financial back-up is documented and substantiated and CCOC is satisfied that the rent will be paid.
4. Financial back-up would include:
  - a) Liquid capital reserves that can be verified.

**or**

  - b) A co-signor who has an acceptable credit rating and would not be paying more than 15% of their average gross monthly income for the CCOC unit.
5. A co-signor for the applicant can be considered where the applicant:
  - a) Is new to province or country

**or**

- b) has no credit rating established
  - or**
  - c) has no previous rental payments of similar or greater rent.
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- 6. CCOC may require first and last month's rent be paid in full before move-in, where the applicant cannot obtain a co-signor, or has poor credit, or no tenancy history, or has not paid a similar rent.
  - 7. Notwithstanding any of the above, CCOC reserves the right to refuse to house applicants who have an unacceptable credit rating or poor tenancy history.
  - 8. Requests for exceptions to any of the above will be reviewed on a case-by-case basis by the Rental Committee.