



Riverside Landing Housing Co-Operative
2288 Skipper Place
Vancouver, BC V5P 4T5



Information for Applicants

Thank you for your interest in applying to Riverside landing. We are a 57 unit, non-profit housing co-operative. The co-op overlooks the Fraser River in South Vancouver, and is in close proximity to Richmond, Burnaby, New Westminster and Greater Vancouver. We are a family oriented community with scenic walking trails along the Fraser River. Our community building houses our office and laundry room (washers/dryers). There are various green areas including a children's playground. The units in the co-op were first occupied in December of 1985.

Applicants must meet the needs of the Co-Op in terms of: family size, income, and ability to **participate** (monitored) in the management of the community.

A Share Purchase in the amount of \$5,000.00 must be paid prior to move in.

Housing Charges (rent) are set at the maximums listed below, or, **38%** of Gross Annual Income of all household members (whichever is lower, if there is subsidy available). At this time there are no subsidies available.

Size	Square Footage	Maximum Housing Charge
1 Bedroom Apartment	650	\$789.00/month
2 Bedroom Apartment	930	\$1,020.00/month
3 Bedroom Apartment	1,100	\$1,188.00/month
3 Bedroom Flat (1/2 Basement)	1,100	\$1,240.00/month
3 bedroom Townhouse (Full Basement)	1,100	\$1,250.00/month
4 bedroom Townhouse (1/2 or Full Basement)	1,250	\$1,306.00/month

Members are responsible for their own heat (electric heating), light, telephone, and cable. All members are required to obtain personal insurance for belongings along with third party liability. A copy of the policy has to be submitted to the office each year.

There is a one-time Application Fee of \$10.00.

Your application will be kept on file for 1 year, after which, your application will be discarded. If after 1 year, you're still interested in becoming a member of the co-op, please submit in writing that you wish to remain on the waiting list, along with any changes/updates to your information (phone number, family size, income, etc.)

Riverside Landing Housing Co-Operative

A BRIEF INTRODUCTION TO CO-OPERATIVE HOUSING

Co-Operative Ownership vs Renting

There is no landlord in a housing co-operative. Rules are agreed by majority vote of the members in the co-op. Operating costs are agreed by a vote of the General Membership. Riverside Landing Housing Co-Op has hired management. Committees comprised of volunteer members in the co-op handle the numerous aspects of running the complex, thereby controlling and reducing operating costs.

IN ADDITION TO ATTENDING THE GENERAL, ANNUAL, AND SEMI-ANNUAL MEETINGS, MEMBERS ARE REQUIRED TO PARTICIPATE REGULARLY IN AT LEAST ONE COMMITTEE. Generally speaking this interprets to approximately four hours of volunteer time per household, per month.

Management of Housing Co-Operatives

Housing co-ops are responsible for their own management. Both volunteers and paid personnel run most co-ops. The General Membership has the final authority in the co-op.

They elect the Board of Directors and approve co-op policies. The Board has the legal power to carry out the business of the co-op, but they can be removed by a vote of the General Membership. Professionals are hired by the co-op Board of Directors for accounting and legal requirements. However, much work is done by volunteer committees, which report to the Board of Directors and the General Membership.

Who Lives in Housing Co-Operatives

The people who live in housing co-ops represent a cross-section of ages, family, cultural, religious, and ethnic and income groups.



Summary of Advantages

Housing Co-ops do not have landlords.
You know your neighbours.
You have an equal vote.
You control your operating costs.
Your housing charges remain lower than inflation.
You are part of an active community.

Summary of Obligations

There is no profit in your investment.
You live by the rules set by the majority.
You must participate to reduce costs.
You accept a mix of incomes, cultures and ethnic groups.

Co-Operative Ownership vs Individual Ownership

A housing co-operative is a corporation owned equally by each resident member. As a co-operative member, you do not directly own your unit. Instead, you have shares in a corporation, which owns the property. Membership in a co-operative gives you the right to occupy a home in the development. It also allows you to take part in a “community atmosphere” as a voter in the general membership, a member of the Board of Directors, or as a committee member.

Housing Payments

In a housing co-op, the member’s monthly payment is called a “housing charge”, instead of “rent”, because each share the mortgage repayment and operating costs. Monthly housing charges cover the cost of the mortgage repayment, taxes, property maintenance, management and replacement reserves. In Riverside Landing Housing Co-op, heat, electricity and cable are the responsibility of each member.

If you would like to apply to this co-op, fill out the attached application and send it via regular mail to: 2288 Skipper Place, Vancouver, B.C. V5P 4T5; Phone: (604) 327-3588.



PART ONE: APPLICATION FOR MEMBERSHIP

Please update your records with us every 6 months, and remember to submit documentation of your income AND a one-time **\$10.00 application fee** in the form of a cheque with this application.

FOR OFFICE USE ONLY		
MARKET	SUBSIDY	PAID APP. FEE: \$ _____
1 BDRM	2 BDRM	DATE
3 BDRM	4 BDRM	RECEIVED:

Household Composition: please print clearly and include **ALL** names of income-earning applicants to ensure accuracy in credit approval process.

1. Master Member Applicant:		2. Associate Member Applicant:	
Name:		Name:	
Address:		Address:	
Occupation:		Occupation:	
Where:	How Long:	Where:	How Long:
Home/Cellphone:		Home/Cellphone:	
Work Telephone:		Work Telephone:	
Email Address:		Email Address:	
Birthdate (YYYY/MM/DD)	(AGE)	Birthdate (YYYY/MM/DD)	(AGE)
Vehicle Make & Colour		Vehicle Make & Colour	
Vehicle license plate #		Vehicle License Plate#	

Other Members of Household

Surname	Given Name(s)	(Age)	Birth date (M/D/Y)	Relationship to Primary Applicant
1.				
2.				
3.				
4.				
5.				

What skills or talents do you have to volunteer to our community?

How much time per month?

Hobbies/Special Interests?

What was your proudest personal accomplishment(s): (you may continue on the back of the page)

What pet(s) do you have? YES / NO Kind: Pet's Weight?

References	Name	Address	Telephone
Current Landlord			
Previous Landlord			
Personal Reference			
Personal Reference			

PART TWO: FINANCIAL INFORMATION

1. Principal Member Applicant:	2. Associate Member Applicant:
Name:	Name:
*Social Insurance No.:	*Social Insurance No.:

***Social insurance number is required in order to conduct a credit check.**

Note: in all categories of income, use CURRENT GROSS ANNUAL FIGURES. List ALL sources of income.

Type of Income	Master Applicant	Associate Applicant	Other Household Member(s)
Position			
Name of Employer			
How long employed there			
Salary/Commission			
Self-Employed			
Pension			
Social Assistance			
Child Support/Alimony			
Employment Insurance			
Other Income (Specify)			
TOTAL(S)			

I/WE SOLEMNLY DECLARE that the information given herein is true and correct and complete in every aspect and have fully disclosed income from all sources. I/WE understand that misrepresentation of income as defined for the purpose of the program gives the Co-Operative the right to terminate my housing charge assistance, in addition to any other remedy provided by law.

I/WE HEREBY AUTHORIZE Riverside Landing Housing Co-Op and its management company to inquire into, obtain credit reports or seek confirmation and verify the information given in whatever way or form they deem appropriate and/or necessary.

I/WE MAKE THIS DECLARATION conscientiously believing it to be true and knowing that it has the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

APPLICANT'S SIGNATURE

DATE

CO-APPLICANT'S SIGNATURE

DATE



Rental Application Addendum

SCHEDULE "A"

(Each tenancy candidate must complete a separate application)*

Information**

The word "Information" means credit information, personal information, information about the services you use that are provided by the Landlord as listed in this rental application and information relating to your tenancy at the Premises applied for in this rental application including information regarding the duration of your tenancy, monthly rent, emergency contacts and any matters relating to your lease/tenancy agreement, including misrepresentations relating to, defaults under and/or breaches of your lease/tenancy agreement.

"Credit Information" means information about you, including your name, age, date of birth, occupation, place of residence, previous places of residence, occupancy length, marital status, co-occupant's/spouse's/same-sex partner's name and age, number of dependents, particulars of education or professional qualifications, field of employment, places of employment, previous places of employment, employment durations, estimated income, paying habits, outstanding debt obligations, cost of living obligations, involvement in bankruptcy proceedings or landlord and tenant disputes, assets, and banking information (including account and credit card information).

"Personal Information" means information about you other than credit information that is relevant to your suitability as a tenant, including your social insurance number (optional), driver's license number, vehicle license plate number, vehicle make and year, and information from references which you provide about your character, reputation, physical or personal characteristics or mode of living or about any other matter concerning you that is relevant to your suitability as a tenant.

Collection, Use and Disclosure of Information:

In consideration for the Landlord accepting you as a tenant and entering into a lease/tenancy agreement with you, you expressly consent to and authorize the following:

1. The Landlord may obtain Information about you through a tenant check and/or credit or consumer report conducted by Rent Check Credit Bureau and as permitted or required by law. You expressly authorize Rent Check Credit Bureau to provide Information regarding you to The Landlord.
2. The Landlord may use Information about you to determine your suitability as a tenant and as permitted or required by law.
3. The Landlord may disclose Information about you as permitted or required by law and to Rent Check Credit Bureau in order to be included within a database of tenant information, and/or within a file on you, for purposes of:
 - tenant reporting and credit reporting in accordance with the Consumer Reporting Act (Ontario);
 - establishing a credit history and a rental history;
 - comparing with aggregate statistical data for purposes of tenancy and credit scoring; and
 - supporting the credit approval process.
4. You expressly authorize Rent Check Credit Bureau to retain Information regarding you indefinitely for the purposes outlined in section 3 above, subject to any applicable legal restrictions.
5. You expressly authorize Rent Check Credit Bureau to disclose Information regarding you to its members and subscribers as required or permitted by law and for the purposes outlined in section 3 above.
6. You agree that you will not withdraw your authorization and consent to the collection, use and disclosure of Information about you by Rent Check Credit Bureau as outlined in sections 1 to 5 above.
7. You agree that all statements on this Residential Rental Application are true and you expressly authorize all references given to release information about you to the Landlord for verification subject to sections 1 to 5.

Please provide your consent by checking the following box and signing in the appropriate space below:

Yes, I have read and agree to the collection, use and disclosure of Information as outlined above.

I have read, understood and voluntarily agree and conditions outlined above.

Yes, I have read and agree to the collection, use and disclosure of Information as outlined above.

I have read, understood and voluntarily agree to the terms to the terms and conditions outlined above

X	X
Applicant's Signature	Co-Applicant's Signature

X	X
Print Name	Print Name

X	X
Date (yyyy / mm / dd)	Date (yyyy / mm / dd)

*Signature space is provided for applicant and co-applicant however Rent Check suggests that if more than 2 applicants that the landlord provides each tenancy applicant with a separate copy of this Residential Rental Application for completion.

**DISCLAIMER: Rent Check does not represent, warrant or guarantee that this Consent Statement will be valid or enforceable in all circumstances or for every landlord. Each individual landlord should modify the language of this Consent Statement to suit their individual circumstances, and should obtain legal advice regarding the appropriate consent to be obtained from their prospective tenants.

COHO CREDIT REPORTING SERVICE

To obtain a credit report, please have the Applicant complete the following form. Please print clearly and accurately, and include the postal code. Only complete the information for the Co-Applicant if a credit check is being done for them, otherwise leave it blank. This form is for information only, and cannot be done without the signed Schedule "A" Rent Check consent form (must also be signed by the Co-Applicant if applicable).

CO-OP: RIVERSIDE LANDING

COORDINATOR: ASIM QAZI

APPLICANT:

FIRST NAME: _____

LAST NAME: _____

Current Address: _____

_____ Postal Code: _____ # of years: _____

Former Address: _____

_____ Postal Code: _____ # of years: _____

Date of Birth: _____ // _____ // _____
Year Month Day

Social Insurance Number (**Optional**): _____ // _____ // _____

CO-APPLICANT:

FIRST NAME: _____

LAST NAME: _____

Current Address: _____

_____ Postal Code: _____ # of years: _____

Former Address: _____

_____ Postal Code: _____ # of years: _____

Date of Birth: _____ // _____ // _____
Year Month Day

Social Insurance Number (**Optional**): _____ // _____ // _____