

Pre-Authorized Debit (PAD) Plan – Residential

1. I/We hereby authorize Rancho Realty Services (Manitoba) Ltd. on behalf of the owners to begin deductions as per my/our instructions for the following:
 - a) Recurring monthly rental amount and/or one-time fee(s)/charges adjustments as stipulated on our Residential Tenancy Agreement. I/We agree to pay any increase in monthly rent, as mutually agreed by me/us, the Tenant and the agent for the Landlord, subject to the required written notification, as per the Residential Tenancy Act of Manitoba.
 - b) Authorized one-time or sporadic debits.
 - c) Any fines and penalties as assessed according to the Residential Tenancy Agreement.

These above mentioned fee(s)/charges will be debited to my/our specified account on the 1st day of every month.

2. I/We undertake to inform Rancho Realty Services (Manitoba) Ltd. of any change in the account or address information provided in this authorization before the fifteenth day of the month.
3. I/We acknowledge that delivery of the authorization to Rancho Realty Services (Manitoba) Ltd. constitutes delivery by me/us to the financial institution below.
4. This authority is to remain in effect until Rancho Realty Services (Manitoba) Ltd. has received written notification from me/us of its change or termination. This notification must be received within 15 days before the next debit is scheduled at the address provided below. I/We may obtain a sample cancellation form, or more information on my/our right to cancel a PAD Agreement at my/our financial institution or by visiting www.cdnpay.ca.
5. Rancho Realty Services (Manitoba) Ltd. may not assign this authorization, whether directly or indirectly, by operation of law, change of control or otherwise, without providing at least 10 days prior written notice to me/us.
6. I/We have certain recourse rights if any debt does not comply with this agreement. For example, I/We have the right to receive reimbursement for any PAD that is not authorized or is not consistent with the terms of this PAD Agreement. To obtain more information on my/our recourse rights, I/We may contact my/our financial institution or visit www.cdnpay.ca.

PAD Agreement Commencement Date: _____

Name

Property Address

Mailing address (if different than property address)

Phone #

Name of Financial Institution

Address of Financial Institution

Financial Institution Number

Branch Transit Number

Account Number

A Specimen cheque has been marked "VOID" and attached to this authorization. If your account does not provide cheques, please have your bank provide a certified form detailing your account information.

When the form is complete, mail, fax, or email to:

Rancho Realty Services (Manitoba) Ltd. – One Dr. David Friesen Drive, Winnipeg, Manitoba, R3X 0G8
Phone – 204 – 233 – 4200 Fax – 204 – 254 – 9288 Email: ranchowinnipeg@ranchogroup.com
Attention: Accounts Receivable

Date: _____ Signature: _____ Signature: _____

PLEASE NOTE THAT THIS FORM MUST BE RECEIVED BY RANCHO NO LATER THAN THE 20TH OF THE MONTH PRIOR TO THE MONTH THE PAD IS TO COMMENCE. (I.e. To be on the Pre-Authorized Debit Plan for the month of June, the form must be in our office prior to the 20th of May. Forms received after the 20th of the current month (i.e. May) will be processed but your first payment will not come out of your account until July 1st), as this system is set up in conjunction with the bank, and processing time is required, **PAD enrolment cannot be applied retroactively.**
Please also enclose a cheque or money order for payment of any balance owing prior to PAD commencement.