

PRE-AUTHORIZED DEBIT (PAD) AGREEMENT

The undersigned hereby authorizes Urban Properties Ltd and the financial institution designated to electronically debit my/our account indicated below for the monthly Strata Fees and other monthly charges (if any, e.g. special levies, parking, storage, etc) due by the undersigned in relation to:

STRATA PLAN LMS 1866 RESIDENTIAL STRATA LOT# _____ STATA LOT SUITE # _____

STRATA LOT ADDRESS _____

AMOUNT \$ _____ beginning on the FIRST of _____ (indicate month of withdrawals start)

OWNER INFORMATION (Please Print Clearly):

First Name	Initials	Surname
------------	----------	---------

Address (If different from above)	City	Province	Postal Code
-----------------------------------	------	----------	-------------

Phone Number (Res.)	(Bus.)	(Cell)	E-mail Address

ATTACH VOID CHEQUE HERE

Or, if your account does not provide cheques, please have your bank fill out the information below or get a bank letter with account information to ensure the account is coded correctly and will allow pre-authorized payment.

Institution No.	Branch Transit No.	Account Number

Type of Account (Please check): ☐ Chequing Account ☐ Saving Account

Name of Financial Institution	Address of Branch
-------------------------------	-------------------

Note: This agreement along with the required documents (i.e. void cheque) must be completed and received by Urban Properties **at least fifteen (15) days before** the first Pre-authorized Debit (P.A.D.) to be effective.

AUTHORIZATION:

By signing this authorization, I/we acknowledge that I/we have read, understood and accepted all the provisions in the Terms and Conditions on Page 2 of this Pre-authorized Debit Agreement, a copy of which has been provided to and retained by me/us.

Signature of Account Holder

Name (Please print) _____

Date _____

TERMS AND CONDITIONS

1. I/We warrant and guarantee that all persons whose signatures are required to sign on this account have signed this agreement below.
2. I/We acknowledge that this authority is to remain in effect until Urban Properties has received written notification from me/us of its change or termination. This notification must be received **at least fifteen (15) days before** the next debit is scheduled at the address provided above. 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.
3. I/We acknowledge that any delivery of this authorization to Urban Properties constitutes delivery by the undersigned to the processing Institution.
4. I/We agree to inform Urban Properties immediately, in writing, of any change in the account (e.g. account closure, change of account number, etc.) or other information (e.g. mailing address, phone number, etc.) provided in this authorization.
5. I/We hereby authorize Urban Properties on behalf of our Strata Corporation and its processing institution to debit my/our bank account of the 1st day of each month:
 - All recurring monthly strata fees and/or charges (e.g. special levies, parking and lockers etc.); and/or
 - Any one-time retroactive strata fees/special levies/charges adjustments; and/or
 - Any one-time sporadic debit of any kind (e.g. a "catch-up" payment on previous outstanding strata fees for 1st time PAD enrolment, NSF administration fee, etc.) as authorized by me/us.
6. I/We authorize Urban Properties to increase / decrease amounts drawn on my account from year to year as future budgets adopted by my Strata Corporation affect monthly assessment fees. If not in attendance at Annual General Meetings, a new budget and Fee Schedule will be sent to you advising of your fees on a year-to-year basis.
7. I/We agree to waive any and all requirements for pre-notification of debiting, including, without limitation, pre-notification of any changes in the amount of the PAD due to a change in any applicable tax rate, top-up, or adjustment.
8. I/We understand that a NSF administration charge will apply to my/our account for any dishonored P.A.D. for any reason such as, but not limited to "insufficient funds", "stop payment", "account freeze" or "account closure". It is my/our responsibility to ensure the balance in my/our bank account is sufficient to cover the PADs. This administration charge will be automatically added on to the next P.A.D. withdrawal amount. Urban Properties reserves the right to cancel this P.A.D. agreement at anytime by written notice to the account holders mailing address.
9. I/We have certain recourse rights if any debit 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 this PAD Agreement. To obtain a form for a Reimbursement Claim, or for more information on my/our recourse rights, I/we may contact my/our financial institution or visit www.cdnpay.ca
10. I/We understand the personal information provided above is for the purposes of identifying and communicating with me, processing payments, ensuring the orderly management of the Strata Corporation and complying with legal requirements. I/We hereby authorize the Strata Corporation to collect, use and disclose my personal information for these purposes.

When the form is complete, mail, fax or e-mail to:

Urban Properties Ltd
Attention: Account Receivable
2608 Granville St. #340, Vancouver, BC V6H 3V3
Fax: 604-635-1811
Email: admin@urbanproperties.ca