

## **RESIDENTIAL TENANCY APPLICATION**

### **DISCLOSURE OF AGENCY REPRESENTATION:**

Sunstar Realty Ltd. (the “**Property Manager**”), works for the **Owner**, as **Landlord** in the marketing and/or management of the **Property**. The Property Manager owes fiduciary duties to the Owner only. The Property Manager offers no agency representation to the Applicant, and therefore the Applicant is an Unrepresented Party. The Applicant is hereby advised in writing to seek independent legal advice before proceeding with the application process. The Property Manager’s only legal obligation to the Applicant is to provide accurate, honest and fair information as set out by the Real Estate Services Act (“RESA”) and the Residential Tenancy Act (“RTA”). Both Disclosure of Representation in Trading Services and Disclosure of Risks to Unrepresented Parties have been made to the Applicant in compliance with section 5-10 and section 5-10.1 of the RESA as per attached mandatory form, “Renting Residential Property: What Tenants Need to Know”.

Applicant Initial

I, the **Applicant**, \_\_\_\_\_, offer to rent from the **Landlord** the **Property** located at:

for \$ \_\_\_\_\_ per month starting on \_\_\_\_\_, 20\_\_\_\_ for a period of \_\_\_\_\_.

**NAMES** of all adult occupants (age 19 or older).

Names and age of minors (under age 19).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **INFORMATION: Every adult occupant must complete one application form each. Please print clearly.**

- Full Name: \_\_\_\_\_ Date of Birth (Y/M/D): \_\_\_\_\_  
Contact (home): \_\_\_\_\_ (cell): \_\_\_\_\_ (work): \_\_\_\_\_  
SIN/SSN (optional): \_\_\_\_\_ Email: \_\_\_\_\_  
Make of car: \_\_\_\_\_ Model, year: \_\_\_\_\_ Car license #: \_\_\_\_\_
- Present full address: \_\_\_\_\_  
Present landlord name: \_\_\_\_\_  
Landlord email: \_\_\_\_\_ Landlord phone: \_\_\_\_\_  
Reason for leaving: \_\_\_\_\_ Length of stay: \_\_\_\_\_
- Previous full address: \_\_\_\_\_  
Previous landlord name: \_\_\_\_\_  
Landlord email: \_\_\_\_\_ Landlord phone: \_\_\_\_\_  
Reason for leaving: \_\_\_\_\_ Length of stay: \_\_\_\_\_
- Occupation: \_\_\_\_\_ Employer Name: \_\_\_\_\_  
Employer address: \_\_\_\_\_ Phone & website: \_\_\_\_\_  
Monthly income: \_\_\_\_\_ At this job since: \_\_\_\_\_  
Supervisor or HR email for verification: \_\_\_\_\_  
Linkedin profile or personal websites: \_\_\_\_\_  
For self-employed, please attach proof of income, and provide accountant or banker contact information: \_\_\_\_\_

- Other references- name & phone: \_\_\_\_\_ Relationship: \_\_\_\_\_  
Emergency contact – name & phone: \_\_\_\_\_ Relationship: \_\_\_\_\_
- I am a ☐ **smoker** or ☐ **non-smoker**. \_\_\_\_\_
- I have content and liability insurance for my home ☐ **yes** or ☐ **no**. \_\_\_\_\_
- I have pet(s) ☐ **yes** or ☐ **no**, and if the answer is yes my pet(s) is/are: \_\_\_\_\_

**CONSENT/ COLLECTION, USE & DISCLOSURE OF PERSONAL INFORMATION:**

For the purpose of determining whether my application for this tenancy is acceptable, I hereby consent to the Landlord obtaining credit and personal information about myself for all purposes consistent with the assessment of my application. I authorize the reporting agencies and other persons to disclose information on me to the Landlord. This consent is given pursuant to the Business Practices And Consumer Protection Act [SBC 2004] Chapter 2 Part 6. All personal information collected shall be kept confidential, in a secure place and shall be destroyed, erased or made anonymous when the use of the information has been fulfilled. Landlord will not sell, rent or share any personal information to any other third parties. Further, Landlord is hereby authorized to comply with various reporting agencies' requirements for rental history data reporting. For more information, please check with Equifax, TransUnion, TVS, Certn, Naborly, RentCheck, or the Office of Consumer Affairs of Canada.

Applicant Initial

**IMPORTANT INFORMATION ABOUT THIS APPLICATION:**

- Applicants under consideration will be contacted within 2 to 3 business days.
- This Property is not offered on a first come, first serve basis; all applications will be carefully screened before presentation to Owner for selection.
- Each Owner has the right to screen and select based on his/her individual personal preferences.
- This application is subject to Landlord's verification and assessment of all information provided herein and approval of such, before a residential tenancy agreement may be offered.
- The minimum length of the initial fixed-term for most unfurnished long term rental properties is one year.
- We do not charge applicants any handling fees, application fees or processing fees for applying to rent.
- Most fully furnished short-term rental properties include furnishings, often utilities, and even regular cleaning services in some cases, but the included items list is different for each Property; Applicant must verify with the Property's associated representative.
- All provided information regarding the Property has been obtained from sources believed to be reliable; Applicant to verify and be aware that Landlord does not assume any responsibility and liability for the accuracy of such.

\_\_\_\_\_  
Signature of Applicant\_\_\_\_\_  
Date



## Renting Residential Property: What Tenants Need to Know

Real estate professionals have a regulatory requirement to present you with this consumer information before providing services to you.

This information from the Real Estate Council of BC explains the role of a real estate professional when you are considering renting a property.

### The real estate professional who gave you this form represents the owner of this residential rental property.

While this real estate professional can provide some limited services to you as a prospective tenant of this rental property, they owe a duty of loyalty to the owner, and are working for the owner's best interests.

**The Real Estate Council of BC** is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you.

We're here to help you understand your rights as a real estate consumer.

**Keep this information page for your reference** and scan the QR code or visit [recbc.ca](http://recbc.ca) for more information about real estate transactions.



**This form sets out what this real estate professional can and cannot do for you as a prospective tenant in relation to this rental property.**

#### They cannot:

- ☒ give you advice on terms and conditions to include in a tenancy agreement
- ☒ negotiate on your behalf
- ☒ share any of the owner's confidential information with you

Because this real estate professional is working in the owner's best interests, they have a duty to share important information with the owner if disclosed by you including, for example: your motivations, your financial qualifications, and your preferred terms and conditions.

#### They can:

- ☒ share statistics and general information about the rental property market
- ☒ provide you with standard forms and contracts such as a rental application and/or tenancy agreement
- ☒ show the property
- ☒ assist you to fill out a tenancy agreement
- ☒ communicate your messages and present your offers to their client

#### Find information about the rights and responsibilities of tenants and landlords from:

- BC Residential Tenancy Branch: [gov.bc.ca/landlordtenant](http://gov.bc.ca/landlordtenant)
- Tenant Resource & Advisory Centre: [tenants.bc.ca](http://tenants.bc.ca)



As a prospective tenant you should consider seeking independent professional advice about renting property.



## Renting Residential Property: What Tenants Need to Know

This is a required disclosure form in compliance with sections 5-10 and 5-10.1 of the Rules under the *Real Estate Services Act*. Your real estate professional must present the ***Renting Residential Property: What Tenants Need to Know*** information page to you along with this disclosure form.

### Real Estate Professional Disclosure Details

I disclose that I represent the owner of this rental property. I cannot represent you or act on your behalf.

Name

Team name and members. The duties of a real estate professional as outlined in this form apply to all team members.

Brokerage

Signature

Date

Rental property address

Notes:

### Consumer Acknowledgment This is NOT a contract

I acknowledge that I have received the ***Renting Residential Property: What Tenants Need to Know*** consumer information page and this disclosure form. I understand that the real estate professional named above is not representing me as a client or acting on my behalf in this transaction.

Name (optional)

Initials (optional)

Date

Name (optional)

Initials (optional)

Date