



## 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

Lindsay Widsten; Steve Widsten; Chris Widsten & Tara Sokoloski

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

**WIDSTEN PROPERTY MANAGEMENT INC.**

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

# APPLICATION FOR TENANCY

**\*\*ONLY 2 APPLICANTS PER APPLICATION FORM\*\***

I/We, the undersigned (called the "Applicant"), apply to rent the address:

RENT \$: \_\_\_\_\_

(Unless otherwise stated on the ad)

DATE OF OCCUPANCY DESIRED: \_\_\_\_\_ **\*\* ALL LEASE TERMS ARE FIRM ON 12 MONTHS**

## PRIMARY APPLICANT'S INFORMATION:

First Name:		Middle Name:		Last Name:	
Date of birth: (MMM/DD/YY)		Home #:		Cell #:	
Work#:		Email:			
Vehicle Make:		Model:		Color:	
License Plate #:					
2 <sup>nd</sup> Vehicle:		Model:		Color:	
License Plate #:					
Any other vehicles/trailers/boats, etc: ( <i>**Only vehicles listed on this application will be permitted on the premises, unless otherwise agreed in writing**</i> )					
Landlord Name:				Landlord Phone #:	
Current Address:			City:		Province:
Postal Code:					
Own    Rent    (Please circle one)		Monthly payment/rent amount \$:		Tenancy Start:                      End:	
				MMM/YYYY                      MMM/YYYY	
Reason for moving:					
Previous Landlord Name:				Previous Landlord #:	
Previous Address:			City:		Province:
Postal Code:					
Owned    Rented    (Please circle one)		Monthly payment/rent \$:		Tenancy Start:                      End:	
				MMM/YYYY                      MMM/YYYY	
Reason for moving:					

## PRIMARY APPLICANT'S EMPLOYMENT INFORMATION:

Current employer:			Length of employment:		
Phone:		E-mail:		Fax:	
City:		Province:		Part-time    Full-time    (Please circle one)	
Position:		Hourly    Salary    (Please circle one)		Monthly income \$:                      Net or Gross	

## PRIMARY EMERGENCY CONTACT:

Name of a person <u>not</u> residing with you:			Relationship:		
City:		Province:		Phone:	
Email:					

## CO-APPLICANT INFORMATION:

First Name:		Middle Name:		Last Name:	
Date of birth:		Phone #:		Email:	
Current Landlord Name:				Current Landlord #:	
Current Address:			City:		Province:
Postal Code:					
Own    Rent    (Please circle one)		Monthly payment/rent amount \$:		Tenancy Start:                      End:	
				MMM/YYYY                      MMM/YYYY	
Reason for moving:					

↩ PLEASE COMPLETE OTHER SIDE ↩



**PART 2 – CO APPLICANT**

Previous Landlord:		Previous Landlord #:	
Previous Address:		City:	Province: Postal Code:
Owned   Rented   (Please circle)	Monthly payment/rent \$:		Tenancy Start:                      End: MMM/YYYY                      MMM/YYYY
Reason for moving:			
<b>CO-APPLICANT EMPLOYMENT INFORMATION:</b>			
Current employer:		Length of employment:	
Phone:	E-mail:	Fax:	
City:	Province:	Part-time   Full-time   (Please circle one)	
Position:	Hourly   Salary   (Please circle one)	Monthly income \$:                      Net or Gross	
<b>CO-APPLICANT EMERGENCY CONTACT INFORMATION:</b>			
Name of person <u>not</u> residing with you:		Relationship:	
City:	Province:	Phone:	Email:
<b>OTHER OCCUPANTS – Full names of <u>all other persons under the age of 19</u> (including infants):</b>			
<i>Last Name,</i>	<i>First Name</i>	<i>Age</i>	<i>Birthdate MM/DD/YY</i>
<i>Last Name,</i>	<i>First Name</i>	<i>Age</i>	<i>Birthdate MM/DD/YY</i>
<i>Last Name,</i>	<i>First Name</i>	<i>Age</i>	<i>Birthdate MM/DD/YY</i>
<i>Last Name,</i>	<i>First Name</i>	<i>Age</i>	<i>Birthdate MM/DD/YY</i>
<b>APPLICANT STATEMENTS:</b>			
<input type="checkbox"/> I/We <b><u>do not</u></b> own any pets <input type="checkbox"/> I/We <b><u>are</u></b> non-smokers <input type="checkbox"/> I/We <b><u>are</u></b> smokers		<input type="checkbox"/> I/We <b><u>do</u></b> own pets - If yes, describe pet(s): _____ <b><i>**Unless otherwise specified, there are no pets permitted and no smoking in all properties**</i></b>	
<b>Note:</b> If your application is approved and the landlord permits the applicant to have a pet, an additional pet deposit of ½ a months' rent in addition to the security deposit will be required.			
<b>ADDITIONAL CHARACTER REFERENCES:</b>			
Name & Relationship		Phone Number:	Email Address:
<b>CONSENT:</b> For the purposes of determining whether this application for tenancy is acceptable, the Applicant(s) consent to the Landlord obtaining credit, personal and employment information on the Applicant(s) from one or more consumer reporting agencies and from other sources of such information. The Applicant(s) authorizes the reporting agencies and any other person, including personnel from any government ministry or agency, to disclose relevant information about the Applicant(s) to the Landlord. <b>Widsten Property Management Inc. may reject any application for tenancy where the applicant fails to provide a credit report satisfactory to the agent.</b>			
If this application is accepted, the Applicant(s) understand that the above information will also be used and disclosed for responding to emergencies, ensuring the orderly management of the tenancy and complying with legal requirements.			
<b>**PLEASE ENSURE ALL INFORMATION IS ACCURATE &amp; COMPLETED IN FULL**</b>			
Signature of applicant:			Date:
Signature of co-applicant:			Date:
<b>PLEASE RETURN YOUR COMPLETED APPLICATION TO THE AGENT:</b> <b>Widsten Property Management Inc.</b> 311 Selby Street, Nanaimo BC V9R 2R4 Phone: (250) 753-8200      Fax: (250) 753-8290      Email: <a href="mailto:info@islandrent.com">info@islandrent.com</a>			