



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 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
- Tenant Resource & Advisory Centre: 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.

Charity Tubbs &/or Jennifer Anderson PREC*

Name

Fraser Valley Home Team - Charity Tubbs, Jennifer Anderson PREC*

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

Royal LePage Preferred Realty

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



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APPLICATION FOR TENANCY

I/We, the undersigned, herein known as the Applicant, hereby offer to rent the residential premises known as:

I/We offer a monthly rent of \$_____.

Desired Date of Occupancy: _____.

Applicants Full Legal Name

Co-Applicants Full Legal Name

Email _____

Email _____

Phone # _____

Phone # _____

Date of Birth _____

Date of Birth _____

S.I.N.(optional) _____

S.I.N.(optional) _____

Make/Model of Vehicle _____

Make/Model of Vehicle _____

Licence Plate # _____

Licence Plate # _____

All approved applicants must provide proof of identity.

Royal LePage Preferred Realty has the right to reject any applications not completed thoroughly and truthfully.

We endeavor to have applications processed within 48 hours, however incomplete or missing information can slow down or cease the process.

FOR OFFICE USE ONLY

ID:	CSO:	PD:	TERM:	UTIL:
MID:	OA:	SD:	RENT:	MIF:



Helping you is what we do.

APPLICANTS RESIDENTIAL HISTORY

Please provide a minimum of 5 years history. Use back of page if needed.

Current Address

How long _____ Amount of Rent/Mortgage _____
Reason for leaving _____
Owner/Landlords Name _____ Phone _____

Previous Address

How long _____ Amount of Rent/Mortgage _____
Reason for leaving _____
Owner/Landlords Name _____ Phone _____

APPLICANTS EMPLOYMENT HISTORY

Current Employer

Address _____ Phone _____
Position _____ Date hired _____
Managers Name _____ Salary _____

Previous Employer

Address _____ Phone _____
Position _____ Date hired _____
Managers Name _____ Salary _____

APPLICANTS REFERENCES

Please provide references through business, employment, groups or organizations not already given that are not family or personal friends.

Name _____ Phone _____
Relationship _____ Years known _____

Name _____ Phone _____
Relationship _____ Years known _____

Please provide family/personal references for emergencies:

Name _____ Phone _____
Relationship _____ City/Town _____

Name _____ Phone _____
Relationship _____ City/Town _____

CO-APPLICANTS RESIDENTIAL HISTORY

Please provide a minimum of 5 years history. Use back of page if needed.

Current Address

How long _____ Amount of Rent/Mortgage _____
Reason for leaving _____
Owner/Landlords Name _____ Phone _____

Previous Address

How long _____ Amount of Rent/Mortgage _____
Reason for leaving _____
Owner/Landlords Name _____ Phone _____

APPLICANTS EMPLOYMENT HISTORY

Current Employer

Address _____ Phone _____
Position _____ Date hired _____
Managers Name _____ Salary _____

Previous Employer

Address _____ Phone _____
Position _____ Date hired _____
Managers Name _____ Salary _____

APPLICANTS REFERENCES

Please provide references through business, employment, groups or organizations not already given that are not family or personal friends.

Name _____ Phone _____
Relationship _____ Years known _____

Name _____ Phone _____
Relationship _____ Years known _____

Please provide family/personal references for emergencies:

Name _____ Phone _____
Relationship _____ City/Town _____

Name _____ Phone _____
Relationship _____ City/Town _____

Please answer the following questions:

Other than yourself, what are the full names and ages of all persons that will be occupying the premises:

Do any persons who will be living in the home smoke? _____

Do you have pets? YES / NO If yes, how many? _____

If yes, what kind of pet? (e.g. cat, dog etc) _____ Breed? _____

How many vehicles are there in your household? _____

You will be required to insure your personal belongings and have legal liability insurance. Agreed ~ please initial _____

Would you prefer a long term lease or a month to month tenancy? _____

How were you referred to our company? _____

Consent:

For the purpose of determining whether my/our application for tenancy is acceptable, I/We hereby consent to the Landlords Agent obtaining credit information reports on me/us (including spouse) from one or more consumer reporting agency or from other sources of such information which may be deemed necessary. We authorize the reporting agencies and other persons to disclose information on me/us to the Landlord and/or Landlords Agent. This consent is based on the Residential Tenancy Act of B.C. the Credit Reporting Act of B.C. and the Personal Information Reporting Act of B.C. for the purpose of confirming the establishment and maintenance of current and previous credit accounts.

Should this application be approved, the security deposit must be paid in cash or certified cheque within 24 hours. If the applicant fails to enter or proceed with the Tenancy Agreement after the deposit is paid, the applicant may be held liable to the Landlord for payment of one months rent.

In signing this application, the applicants further acknowledge that Royal LePage Preferred Realty does not hold the security deposit as a stakeholder but it is turned over to the Property Owner for the term of the Tenancy.

Applicants Signature

Co-Applicants Signature

Dated: _____, 20_____, in _____, B.C.