



# VISTA REALTY LTD.

#208 – 700 Marine Drive, North Vancouver, BC, V7M 1H3

Phone: 604-925-8824

Fax: 604-925-1357

Website: [www.vistarealty.net](http://www.vistarealty.net)

Email: [office@vistarealty.net](mailto:office@vistarealty.net)

*I/we, the undersigned, herein also known as the applicant, hereby offer to rent the residential premises in British Columbia known as:*

PROPERTY ADDRESS is
MONTHLY RENT of \$
OCCUPANCY DATE DESIRED is

*If your application is accepted, a security deposit in the amount of half the first months' rent will be required prior to possession of the suite.*

### A SEPARATE APPLICATION IS REQUIRED FOR EACH ADULT

Last Name	First Name	Middle Name	Birth Date (DD/MM/YY)
	Drivers License/BC ID	Home Phone	Cell Phone
Email			

#### List of all proposed applicants *(including yourself)*

Name	Age	Name	Age
Name	Age	Name	Age
Name	Age	Name	Age

#### Tenancy Information *(minimum previous 3 years)*

Present Address		City	Prov.	Postal Code
Date In	Date Out	Landlord name	Landlord phone number	
Monthly Rent/ Mortgage \$	Reason for Leaving			

Past Address		City	Prov.	Postal Code
Date In	Date Out	Landlord name	Landlord phone number	
Monthly Rent/ Mortgage \$	Reason for Leaving			

Past Address		City	Prov.	Postal Code
Date In	Date Out	Landlord name	Landlord phone number	
Monthly Rent/ Mortgage \$	Reason for Leaving			

### Employment Status and Income Verification

Occupation	Company	Employment Dates
Employer Address	Employer Phone Number	Name of Supervisor
Current monthly salary/ wage		

Other monthly income (ie. Parental Support, Income Assistance, Savings)
---

### Vehicle Information *Not applicable, I have no vehicle.*

Make	Model	Colour	License Plate #
------	-------	--------	-----------------

### Pet Information\* *Not applicable, I have no pet(s).*

Type of pet (dog/cat)	Breed	Colour/ markings	Age	Size
-----------------------	-------	------------------	-----	------

*\* If the application is approved and a pet is allowed on the premises, a pet deposit equal to a half month's rent will be required in addition to the security deposit. No pets will be considered unless they are neutered/spayed. Rodents will not be allowed on the premises whatsoever.*

### Additional References

Name	Phone Number	Relationship (ie. landlord, employer, etc)
Name	Phone Number	Relationship (ie. landlord, employer, etc)

### Emergency Contact Information

Name	Phone Number	Relationship (ie. parent, friend)
------	--------------	-----------------------------------

### Other information

Have you ever been late with a monthly rent payment?	YES	NO
Have you ever filed for bankruptcy?	YES	NO
Are you under 19 years of age?	YES	NO
Does anyone in your household smoke?	YES	NO
Do you have any water-filled furniture (waterbed, aquarium)?	YES	NO
Do you currently have tenants' contents and personal liability insurance?	YES	NO
Have you ever received a 'Notice to End Tenancy'? <i>If yes, please describe reason below...</i>	YES	NO

*I/we hereby represent that all the above statements are true, accurate, and complete. I/we agree that any misrepresentation on this application may be grounds for eviction. I/we hereby authorize Vista Realty Ltd. to make any inquiries with the references given in order to verify the information provided, and obtain such credit reports and criminal background checks or other information as may be deemed necessary, and agree to furnish additional credit references on request. This information may also be used in the recovery of monetary claims. This consent is given pursuant to chapter 78, section 12 of the credit reporting act, R.S.B.C. 1979. This application is the property of Vista Realty Ltd. and the subject property owner, and will not be returned in any circumstances.*

Date \_\_\_\_\_

Applicant Signature \_\_\_\_\_

## Unrepresented in a Real Estate Transaction? Know the Risks

Consumers who choose to conduct a real estate transaction without a real estate professional are known as “**unrepresented parties**.” While you aren’t required to have a real estate professional represent you in a real estate transaction, the expert advice, protection, and oversight that comes with being the client of a real estate professional can be very helpful.

If you’re thinking of being an **unrepresented party**, make sure you understand what a real estate professional representing another party to the transaction can and cannot do for you. A real estate professional must be loyal to their client, and will only be able to provide you with limited services.

- Take a moment to read this important consumer protection information from the Real Estate Council of BC.
- Carefully consider the risks before deciding to be unrepresented in a real estate transaction.
- Expert advice from a real estate professional or other professional (such as a lawyer) who represents your interests can help you navigate the real estate process safely. We urge you to consider getting a real estate professional to represent you in a real estate transaction.

### Why are you getting this form?

A real estate professional is required to inform you of the risks of being unrepresented in a real estate transaction. The real estate professional is already representing a client in that same transaction.

### How to use this form

Read over this information and ask about anything that is not clear to you. You can complete the optional consumer fields to indicate that you’ve discussed this information with the real estate professional.

### What happens next?

After you’ve reviewed the form and completed the optional consumer fields, the real estate professional must complete and sign it.

Learn more about this form and other information for real estate consumers at [www.recbc.ca](http://www.recbc.ca).

## What You Need to Know

Real estate professionals must be loyal to their clients and work in their best interests. Keep in mind that as an unrepresented party, real estate professionals involved in this transaction will not be working in *your* interests.

### A real estate professional representing someone else in the transaction can only give you limited assistance, such as:

- sharing real estate statistics and general market information
- providing standard real estate contracts and other relevant documents
- helping you fill out a standard real estate contract (but they cannot advise you about what to include in an offer)
- communicating your messages to their client, and from their client to you
- presenting your offers or counteroffers to their client, and from their client to you.



**A real estate professional representing someone else in the transaction cannot act in your interests.**

**The real estate professional cannot:**

- give you advice.
- negotiate on your behalf.
- give you any confidential information about their client. (For example, they cannot tell you their client's maximum/minimum price unless their client authorizes them to share this information with you.)

**A real estate professional must share all relevant information they know with their client.**

**This could include:**

- your motivation for buying/selling/leasing/renting.
- your maximum/minimum price.
- your preferred terms and conditions.

Be cautious about sharing any confidential information with a real estate professional who represents a client with opposing interests to yours. They must share that information with their client.

## Make an Informed Choice

You are receiving this form because you are considering dealing with a real estate professional as an unrepresented party. The real estate professional cannot represent you because they are already representing a client in that same transaction.

As a consumer, it is up to you to decide what kind of working relationship with a real estate professional is best for you.

If you want to be an unrepresented party and use some of the limited services that a real estate professional already representing another party to the transaction can provide, the real estate professional must give you a clear understanding of their obligations to their client and the limitations to the help they can give you.



**THE REAL ESTATE COUNCIL OF BC URGES YOU TO SEEK YOUR OWN REAL ESTATE PROFESSIONAL FOR THIS TRANSACTION.**

**This disclosure is made to you in compliance with section 5-10.1 of the Rules made under the *Real Estate Services Act*.**

## Instructions

**Consumers:** Please complete the optional fields below to indicate that you received this consumer protection information.

**Real Estate Professional:** Complete and sign to indicate you have provided this disclosure to the real estate consumer. Promptly submit this form to your brokerage.

Mandatory Real Estate Professional Confirmation

I confirm that I have:

- checkbox given the unrepresented party information about the duties and responsibilities I owe my client.
checkbox given the unrepresented party information about the risks of being unrepresented in a real estate transaction.
checkbox given the unrepresented party information about the limited assistance I can provide them.
checkbox advised the unrepresented party to seek independent professional advice.

Name: \_\_\_\_\_

Brokerage: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Notes: \_\_\_\_\_

Optional Consumer Confirmation

I confirm that the real estate professional:

- checkbox gave me information about the duties and responsibilities they owe their client.
checkbox gave me information about the risks of being an unrepresented party in a real estate transaction.
checkbox gave me information about the limited assistance they can provide me.
checkbox advised me to seek independent professional advice.

Consumer Name: \_\_\_\_\_

Consumer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Consumer Name: \_\_\_\_\_

Consumer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Section 8-4(a) of the Rules made under the Real Estate Services Act requires a brokerage to maintain a copy of all written disclosures and any related acknowledgements under Division 2 Part 5 of the Rules.

CONSUMER PRIVACY NOTICE

A real estate professional is providing you with this form because they are required to do so by the Rules made under the Real Estate Services Act (the "Rules"). You are not required to provide your name or signature on this form. However, the real estate professional you are dealing with may ask you to do so in order to document that they have provided you with this form as required by the Rules. The real estate professional will provide a copy of this form (including any personal information you have provided such as your name or signature) to their brokerage. The Real Estate Council of BC, the provincial body responsible for regulating real estate professionals, may review this form for the purpose of monitoring compliance with the Rules.

If you have any questions regarding the Real Estate Council of BC's collection and use of your personal information, please contact: Privacy Officer, Real Estate Council of BC, 900-750 West Pender Street, Vancouver, BC, V6C 2T8; telephone: 604.683.9664 or toll-free at 1.877.683.9664; email: privacy@recbc.ca

A COPY OF THIS DISCLOSURE IS NOT REQUIRED TO BE PROVIDED TO THE REAL ESTATE COUNCIL OF BC UNLESS IT IS SPECIFICALLY REQUESTED.