



VISTA REALTY LTD.

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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 (i.e. Parental Support, Income Assistance, Savings)		

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

Make	Model	Colour	License Plate #
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Pet Information* ☐ *Not applicable, I have no pet(s).*

Type of pet (dog/cat)	Breed	Colour/ markings	Age	Size
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**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 (i.e. landlord, employer, etc.)
Name	Phone Number	Relationship (i.e. landlord, employer, etc.)

Emergency Contact Information

Name	Phone Number	Relationship (i.e. parent, friend)
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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 circumstance. Vista Realty Ltd. has the right to keep the credit bureau reports and this application form on file for 3 years pursuant to the regulations required by Equifax.

Date _____

Applicant Signature _____

Renting Residential Property: What Tenants Need to Know

BC Financial Services Authority 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.

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

This information from BC Financial Services Authority 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.

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

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

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.

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

DISCLOSURE FOR RESIDENTIAL TENANCIES

This is a required disclosure form in compliance with sections 54 and 55 of the Real Estate Services Rules. The 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)

Name (optional)

Initials (optional)

Date

Initials (optional)

Date

A copy of this disclosure is not required to be provided to BC Financial Services Authority unless it is specifically requested.