

## **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