



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.

Thor Chinchilla Personal Real Estate Corporation

Name

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

Royal LePage Downtown Realty Ltd.

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

Rental Application

This is an application to rent: _____ For move in date of: _____

Applicant 1:

Full Name: _____ Date of Birth: _____ Tel: _____

Email: _____ Current Address: _____ City: _____

Start Date of Current Tenancy: _____ Current Rental Amount: _____ Ult Inc? _____

Name of Landlord, Tel and E-mail: _____

Reason for Leaving: _____ End Date: _____

Employment Status & Income Verification:

Applicant 1:

Occupation: _____ Full or Part Time? _____ Income: _____

Company: _____ How long have you worked at this company? _____

Contact Person Name and Position: _____ Tel and E-mail: _____

(complete if above employer less than one year)

Previous Occupation: _____ Company: _____

How long have you worked at this company? _____ Reason for leaving? _____

Contact Person: _____ Tel and E-mail: _____

Other income description (ex. Disability, Income Assistance, Savings): _____

Applicant 2:

Full Name: _____ Date of Birth: _____ Tel: _____

Email: _____ Current Address: _____ City: _____

Start date of Current Tenancy: _____ Current Rental Amount: _____ Ult Inc? _____

Name of Landlord, Tel and E-mail: _____

Reason for Leaving: _____ End Date: _____

Employment Status & Income Verification:

Applicant 2:

Occupation: _____ Full or Part Time? _____ Income: _____

Company: _____ How long have you worked at this company? _____

Contact Person Name and Position: _____ Tel and E-mail: _____

(complete if above employer less than one year)

Previous Occupation: _____ Company: _____

How long have you worked at this company? _____ Reason for leaving? _____

Contact Person: _____ Tel and E-mail: _____

Other income description (ex. Disability, Income Assistance, Savings): _____

Vehicle Information:

Applicant 1 Make: _____ Model: _____ Year: _____ Colour: _____ License Plate: _____

Applicant 2 Make: _____ Model: _____ Year: _____ Colour: _____ License Plate: _____

Personal Reference:

Applicant 1 Name, Tel, Relationship: _____

Applicant 2 Name, Tel, Relationship: _____

Driver's Licence Number: Applicant 1: _____ **Applicant 2:** _____

Additional Occupants:

Name: _____ Age: _____

Name: _____ Age: _____

Name: _____ Age: _____

Pets: YES NO Describe: _____

Smoking: YES NO Describe: _____

I hereby state that the information contained herein is true and I authorize my References as listed above to release information regarding my employment and/or past/current tenancies. I also authorize a credit check to be conducted.

Applicant 1:

Signed: _____ Dated: _____

Applicant 2:

Signed: _____ Dated: _____

To help you sell, buy or lease real estate, REALTORS®, brokerages and real estate boards need to collect, use and disclose some of your personal information. This brochure provides you with information about, and obtains your consent to, such information handling practices.

DEFINITIONS

Personal Information means any identifiable information about you, including your name, address, phone number, financial information and may include information about your property (such as listing and selling price, lease rate, listing term, etc.).

REALTOR® means a member of a real estate board, and REALTORS® are also typically licensed under the *Real Estate Services Act*. **Brokerage** refers to the real estate company where your REALTOR® is licensed. The boards are the real estate boards of which the brokerage and the REALTOR® are members. The **Multiple Listing Service® (MLS®) System** comprises a computerized database of real estate listings and sales, operated by the boards in conjunction with The Canadian Real Estate Association.

How is my personal information collected?

Most personal information will be collected directly from you through the contracts and other documents you fill out (e.g., Multiple Listing Contract, Contract of Purchase and Sale, Offer to Lease, seller's Property Disclosure Statement) and through discussions you have with your REALTOR®. Some information may be collected from other sources such as government departments and agencies (e.g., Land Title Offices, BC Assessment), financial institutions and mortgage brokers.

To whom may my personal information be disclosed?

Your information may be disclosed to (or may be accessible by) the boards and their staff and members, other REALTORS® and their clients, government departments and agencies, financial institutions, legal advisors, service providers, the British Columbia Real Estate Association, the Real Estate Council of British Columbia, The Canadian Real Estate Association and members of the public, for the purposes described below.

Not all of your information will be accessible to each of the above-mentioned entities. For example, once the listing term has ended, the general public will not have access to your information, unless it is otherwise available through public registries (e.g., Land Title Offices, BC Assessment).

Why is my personal information collected, used and disclosed?

Your personal information may be collected, used and disclosed for some or all of the following purposes:

- To allow members of real estate boards (including REALTORS® and appraisers) to appraise your property.
- To list/market your property on the MLS® System.
- To market your property through any other media (both print and electronic).
- To help you locate a suitable property to buy or lease.
- To facilitate the purchase and sale or lease transaction (by cooperating with financial institutions, legal advisors and government departments and agencies).
- To allow the boards (including REALTORS®) to compile current and historical statistics on sales and property prices and lease rates, and to conduct comparative market

analyses. Information about your property will be retained in the MLS® System for these purposes after your property has sold or leased or your listing has expired (if you are a seller/landlord) and after you have purchased or leased your property (if you are a buyer/tenant).

- To enforce codes of professional conduct and ethics for REALTORS® (by cooperating with real estate boards, the British Columbia Real Estate Association, the Real Estate Council of British Columbia, The Canadian Real Estate Association and other regulatory bodies).
- To comply with legal requirements and to act pursuant to legal authorizations.

The above-mentioned collections, uses and disclosures are a necessary part of your relationship with your REALTOR®.

Will my personal information be collected, used and disclosed for any other purposes?

Your personal information may also be collected, used and disclosed for the following additional purposes:

- Your REALTOR® may communicate with you in future to determine whether you require additional real estate services.
- Your REALTOR® may communicate with you to provide information about other products or services that may interest you.
- Other REALTORS® may communicate with you to determine whether you require additional real estate services.
- The boards, REALTORS® and survey firms on their behalf, may communicate with you to determine if you wish to participate in surveys.

These additional purposes are optional. If you do not want your personal information used or disclosed for any of these purposes, please contact your REALTOR® or your REALTOR'S® board's privacy officer.

Contact information for all BC real estate boards can be found at the British Columbia Real Estate Association website: www.bcrea.bc.ca or telephone 604.683.7702.

ACKNOWLEDGEMENT

I/We consent to the collection, use and disclosure of personal information as described in this Privacy Disclosure and Consent brochure.

PRINT NAME

SIGNATURE

DATE

PRINT NAME

SIGNATURE

DATE

Thor Chinchilla Personal Real Estate Corporation

DESIGNATED AGENT

Royal LePage Downtown Realty

BROKERAGE