

Rental unit you're applying for: _____

(Give brief description here)



Alaska 1st Realty, Inc.

44539 Sterling Hwy Ste. #104
Soldotna, AK. 99669-7920
907-260-7653 ~ office
907-260-7655 ~ fax
www.alaska1strealty.com

Statement of Rental Policy



1. We are an equal opportunity housing provider. We fully comply with the Federal Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex, disability, familial status, or national origin. We also comply with all state and local fair housing laws.
2. Application process and rent criteria: You must submit a **COMPLETE** rental application. Incomplete applications will NOT be processed. **Each proposed occupant aged 18 and over must complete their own application.** We will check your credit report, criminal history, employment, and rental references. Your income must be at least three (3) times the monthly rent. If you are a student, you must have your lease guaranteed. The guarantor must pass the same application and screening process that you must pass, except that we will deduct the guarantor's own housing costs before applying their income to our income standard. If you are unemployed, you must provide proof of a source of steady income. You must have satisfactory rental references from at least two (2) prior landlords. **If you have ever been evicted or sued for any lease violation, we will deny your application.** If you have no rental references available, your credit history may be used for qualification. Any unpaid debts may cause your application to be rejected.
3. Occupancy Guidelines: To prevent overcrowding, stress on plumbing & other building systems, and sanitary issues, we restrict the number of people who may reside in one of our rental properties. In determining these restrictions, we adhere to all applicable fair housing laws. We allow two (2) persons per bedroom, plus one (1) additional person per rental property.

I have read & understand the above Statement of Rental Policy: _____

Signature of Applicant

Please sign & initial all highlighted fields on the attached Alaska Real Estate Commission Consumer Pamphlet



ALASKA REAL ESTATE COMMISSION CONSUMER DISCLOSURE

This Consumer Disclosure, as required by law, provides you with an outline of the duties of a real estate licensee (licensee). This document is not a contract. By signing this document you are simply acknowledging that you have read the information herein provided and understand the relationship between you, as a consumer, and a licensee. (AS 08.88.600 – 08.88.695)

There are different types of relationships between a consumer and a licensee. Following is a list of such relationships created by law:

Specific Assistance

The licensee does not represent you. Rather the licensee is simply responding to your request for information. And, the licensee may "represent" another party in the transaction while providing you with specific assistance.

Unless you and the licensee agree otherwise, information you provide the licensee is not confidential.

Duties **owed** to a consumer by a licensee providing specific assistance include:

- a. Exercise of reasonable skill and care;
- b. Honest and good faith dealing;
- c. Timely presentation of all written communications;
- d. Disclosing all material information known by a licensee regarding the physical condition of a property; and
- e. Timely accounting of all money and property received by a licensee.

Representation

The licensee represents only one consumer unless otherwise agreed to in writing by all consumers in a transaction.

Duties **owed** by a licensee when representing a consumer include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally take actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to a consumer;
- d. Advising a consumer to seek independent expert advice if a matter is outside the expertise of a licensee;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Making a good faith and continuous effort to accomplish a consumer's real estate objective(s).

Neutral Licensee

A neutral licensee is a licensee that provides specific assistance to both consumers in a real estate transaction but does not "represent" either consumer. A neutral licensee must, prior to providing specific assistance to such consumers, secure a Waiver of Right to be Represented (form 08-4212) signed by both consumers.

Duties **owed** by a neutral licensee include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally taking actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to both consumers for whom the licensee is providing specific assistance;
- d. If a matter is outside the expertise of a licensee, advise a consumer to seek independent expert advice;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Not disclosing the terms or the amount of money a consumer is willing to pay or accept for a property if different than what a consumer has offered or accepted for a property.

If authorized by the consumers, the neutral licensee may analyze and provide information on the merits of a property or transaction, discuss price terms and conditions that might be offered or accepted, and suggest compromise solutions to assist consumers in reaching an agreement.

Designated Licensee

In a real estate company, a broker may designate one licensee to represent or provide specific assistance to a consumer and another licensee in the same office to represent or provide specific assistance to another consumer in the same transaction.

ACKNOWLEDGEMENT:

I/We, _____ have read the information provided in this Alaska Real Estate
(print consumer's name(s))
Consumer Disclosure and understand the different types of relationships I/we may have with a real estate licensee. I/We
understand that Jennifer Holli Watkins & Shayna Lazaros of Alaska 1st Realty, Inc.
(licensee name) *(brokerage name)*
will be working with me/us under the relationship(s) selected below.

(Initial)

_____ **Specific assistance without representation.**

_____ **Representing the Seller/Lessor only.** (may provide specific assistance to Buyer/Lessee)

_____ **Representing the Buyer/Lessee only.** (may provide specific assistance to Seller/Lessor)

_____ **Neutral Licensee.** (must attach Waiver of Right to be Represented, form 08-4212)

Date: _____ Signature: _____
(Licensee) Jennifer Holli Watkins & Shayna Lazaros

Date: _____ Signature: _____
(Consumer)

Date: _____ Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT