

## FIVE STAR REALTY

35401 Kenai Spur Highway, Suite 1 Soldotna, Alaska 99669

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Website: [www.buyfivestarak.com](http://www.buyfivestarak.com)

Phone: 907-262-2445

Fax: 907-260-2624

*Application is shredded within three months if applicant does not become a tenant.*

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

Type of Rental: House or Apartment: \_\_\_\_\_ City: \_\_\_\_\_ Price: \_\_\_\_\_ Beds: \_\_\_\_ Baths: \_\_\_\_

Other Concerns: \_\_\_\_\_

**Applicant #1:** First Name: \_\_\_\_\_ Middle Initial: \_\_\_\_ Last Name: \_\_\_\_\_

Phone(s): \_\_\_\_\_ Drivers License #: \_\_\_\_\_ Birth date: \_\_\_\_\_

Current Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Social Security #: \_\_\_\_\_

**Applicant #2:** First Name: \_\_\_\_\_ Middle Initial: \_\_\_\_ Last Name: \_\_\_\_\_

Phone(s): \_\_\_\_\_ Drivers License #: \_\_\_\_\_ Birth date: \_\_\_\_\_

Current Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Social Security #: \_\_\_\_\_

### RENTAL REFERENCES - PLEASE NOTE:

**Family members and relatives do not qualify as rental references.**

**Applicant #1:** Current Address: \_\_\_\_\_

Owner/Manager: \_\_\_\_\_ Phone: \_\_\_\_\_

Dates Rented: \_\_\_\_\_ Monthly Rent: \_\_\_\_\_

Current Address: \_\_\_\_\_

Owner/Manager: \_\_\_\_\_ Phone: \_\_\_\_\_

Dates Rented: \_\_\_\_\_ Monthly Rent: \_\_\_\_\_

**Applicant #2:** Current Address: \_\_\_\_\_

Owner/Manager: \_\_\_\_\_ Phone: \_\_\_\_\_

Dates Rented: \_\_\_\_\_ Monthly Rent: \_\_\_\_\_

Current Address: \_\_\_\_\_

Owner/Manager: \_\_\_\_\_ Phone: \_\_\_\_\_

Dates Rented: \_\_\_\_\_ Monthly Rent: \_\_\_\_\_

**PLEASE BE SURE & SIGN PAGES 2 & 5 OF THIS APPLICATION**

**TOTAL NUMBER OF PEOPLE TO OCCUPY UNIT:** Adults: \_\_\_\_\_ Child(ren): \_\_\_\_\_

*(It is our policy to allow no more than two persons per bedroom. See page 3 that states our policies)*

**NUMBER OF PETS:** DOGS: \_\_\_\_\_ CATS: \_\_\_\_\_ Breed of Dog/Type of Pet: \_\_\_\_\_

If this application is approved, do YOU have funds available for the full amount of the RENT? Yes \_\_\_\_\_ No \_\_\_\_\_

If this application is approved, do YOU have funds available for the full amount of the DEPOSIT? Yes \_\_\_\_\_ No \_\_\_\_\_

Are you relying on LOVE INC or any other entity for either your deposit or rent amount? Yes \_\_\_\_\_ No \_\_\_\_\_

Have you already applied to said company for help? Yes \_\_\_\_\_ No \_\_\_\_\_

**EMPLOYMENT & INCOME INFORMATION**

**Applicant #1:** Current Employer: \_\_\_\_\_ Supervisor: \_\_\_\_\_

Phone: \_\_\_\_\_ Length of Employment: \_\_\_\_\_

Previous Employer: \_\_\_\_\_ Supervisor: \_\_\_\_\_

Phone: \_\_\_\_\_ Length of Employment: \_\_\_\_\_

**Applicant #2:** Current Employer: \_\_\_\_\_ Supervisor: \_\_\_\_\_

Phone: \_\_\_\_\_ Length of Employment: \_\_\_\_\_

Previous Employer: \_\_\_\_\_ Supervisor: \_\_\_\_\_

Phone: \_\_\_\_\_ Length of Employment: \_\_\_\_\_

**OTHER SOURCES OF INCOME:**

AK HOUSING: \$ \_\_\_\_\_ SSI: \$ \_\_\_\_\_ CHILD SUPPORT: \$ \_\_\_\_\_ DISABILITY: \$ \_\_\_\_\_ OTHER: \$ \_\_\_\_\_

**PERSONAL REFERENCES**

**Applicant #1:** Name: \_\_\_\_\_ Phone: \_\_\_\_\_

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

**Applicant #2:** Name: \_\_\_\_\_ Phone: \_\_\_\_\_

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

**IN THE EVENT OF AN EMERGENCY PLEASE NOTIFY:**

**Applicant #1:** Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Phone: \_\_\_\_\_

**Applicant #2:** Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Phone: \_\_\_\_\_

*(Approval of this application is based on the verification of above information) The below signature represents the above statements are true and hereby authorizes verification of rental references, employment verification, credit checks, income verification, and/or other matters of public record such as court documents.)*

\_\_\_\_\_  
Signature of Applicant #1

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant#2

\_\_\_\_\_  
Date

## **Five Star Realty's Statement**

1. We are an equal opportunity house provider. We fully comply with the Federal Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status or nation origin. We also comply with all State and Local Fair Housing Laws.
2. **Apartment Availability Policy:** Apartments become available when they are ready to rent. A vacant apartment will not be deemed available until it has been cleaned and prepared for a new resident.
3. **Occupancy Guidelines:** To prevent over-crowding and undue stress on plumbing and other building systems, we restrict the number of people who may reside in an apartment. In determining these restrictions, we adhere to all applicable fair housing laws.
4. **Application Process:** We evaluate every application in the following manner: You must submit a rental application and answer all questions on the form that apply to you. Based upon your responses, we will determine if you qualify for the apartment you are applying for. We will check your criminal history, employment and rental references to confirm they meet our rental criteria. If you meet our criteria, we will approve your application. This process takes one or two days, but can take longer depending on how fast we are able to verify your information. We will rent available apartments in the order that the applications are approved and security deposits are paid.
5. **Rent Criteria:** To qualify for an apartment, you must meet the following criteria:
  - A. **Income:** Your monthly income must be at least three times the monthly rent. You must be able to provide at least six months to a year of legitimate employment immediately preceding the date of your application. Six months or less must have previous employment verified as well. If you have been a full time student at any time within the past year, we will require you to have your lease guaranteed. If you are unemployed, you must provide proof of a source of income.
  - B. **Rental History:** You must have satisfactory rental references from at least two prior landlords. If you have ever been evicted or sued for any lease violation in the past ten years, we will reject your application.
  - C. **Criminal Record:** If you have any felonies (theft, controlled substances, assault, etc) within the past seven years, we will reject your application.
  - D. **Guarantors:** If you do not meet one or more of the above criteria, you may be able to qualify if you can get a third party to guarantee your lease. The guarantor must pass the same application and screening process that you must pass. If you have no rental history, a guarantor does not mean acceptance. A guarantor is only for the financial help, not a judge of how well you can care for a property.





# 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 Matt Davis of Five Star Realty LLC  
(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: 7-12-18

Signature: Matt Davis  
(Licensee)

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

Signature: \_\_\_\_\_  
(Consumer)

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

Signature: \_\_\_\_\_  
(Consumer)

**THIS CONSUMER DISCLOSURE IS NOT A CONTRACT**

**FOR OFFICE USE ONLY (VERIFICATION)**

**Applicant #1:** FED? \_\_\_\_\_

Court Records: \_\_\_\_\_

**Rental Reference #1:**

Length of Tenancy: \_\_\_\_\_ Amount of Rent: \_\_\_\_\_ Pay on Time: \_\_\_\_\_ #of Late Payments: \_\_\_\_\_

Damages: \_\_\_\_\_

Deposit Refunded? Yes \_\_\_\_\_ No \_\_\_\_\_ Info: \_\_\_\_\_

Would you rent to them Again? Yes \_\_\_\_\_ No \_\_\_\_\_ Did they have a Pet? Yes \_\_\_\_\_ No \_\_\_\_\_

Pet Details? \_\_\_\_\_

Complaints? \_\_\_\_\_

**Rental Reference #2:**

Length of Tenancy: \_\_\_\_\_ Amount of Rent: \_\_\_\_\_ Pay on Time: \_\_\_\_\_ #of Late Payments: \_\_\_\_\_

Damages: \_\_\_\_\_

Deposit Refunded? Yes \_\_\_\_\_ No \_\_\_\_\_ Info: \_\_\_\_\_

Would you rent to them Again? Yes \_\_\_\_\_ No \_\_\_\_\_ Did they have a Pet? Yes \_\_\_\_\_ No \_\_\_\_\_

Pet Details? \_\_\_\_\_

Complaints? \_\_\_\_\_

**Applicant #2:** FED? \_\_\_\_\_

Court Records: \_\_\_\_\_

**Rental Reference #1:**

Length of Tenancy: \_\_\_\_\_ Amount of Rent: \_\_\_\_\_ Pay on Time: \_\_\_\_\_ #of Late Payments: \_\_\_\_\_

Damages: \_\_\_\_\_

Deposit Refunded? Yes \_\_\_\_\_ No \_\_\_\_\_ Info: \_\_\_\_\_

Would you rent to them Again? Yes \_\_\_\_\_ No \_\_\_\_\_ Did they have a Pet? Yes \_\_\_\_\_ No \_\_\_\_\_

Pet Details? \_\_\_\_\_

Complaints? \_\_\_\_\_

**Rental Reference #2:**

Length of Tenancy: \_\_\_\_\_ Amount of Rent: \_\_\_\_\_ Pay on Time: \_\_\_\_\_ #of Late Payments: \_\_\_\_\_

Damages: \_\_\_\_\_

Deposit Refunded? Yes \_\_\_\_\_ No \_\_\_\_\_ Info: \_\_\_\_\_

Would you rent to them Again? Yes \_\_\_\_\_ No \_\_\_\_\_ Did they have a Pet? Yes \_\_\_\_\_ No \_\_\_\_\_

Pet Details? \_\_\_\_\_

Complaints? \_\_\_\_\_