



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 _____ of _____
(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)

Date: _____

Signature: _____
(Consumer)

Date: _____

Signature: _____
(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT



RENTAL APPLICATION

PLEASE PROVIDE A CREDIT REPORT WITH THIS APPLICATION
NO MORE THAN 30 DAYS FROM THE DATE SIGNED, A COPY OF
YOUR IDENTIFICATION AND MILITARY ORDERS (IF ACTIVE DUTY)

NAME: _____
PHONE: _____
EMAIL: _____
DATE: _____

APPLICANTS:

1 Full name: _____
Drivers license number and state of issue _____
Social Security number _____
2. Full name _____
Drivers license number and state of issue _____
Social Security number _____

*Use a separate sheet if more than 2 potential adult residents

Total number of potential residents _____ Adults _____ Children _____
Do you own pets? _____ Number _____ Type _____
Other remarks _____

APPLICANTS RENTAL HISTORY

1. Current Address _____
Telephone _____
Length of time at present address _____
Present/Last landlord or mortgage holder _____
Telephone number _____
Amount of rent \$ _____
Reason for moving _____

2. Previous address _____
Length of time at previous address _____
Previous landlord or mortgage holder _____
Telephone number _____
Amount of rent \$ _____
Reason for moving _____

APPLICANTS EMPLOYMENT INFORMATION

Employed by _____
Employer's address _____

_____ zip code _____

Telephone _____

How long employed? _____

Monthly salary \$ _____

Supervisor _____

Telephone _____

References confirmed by _____

CO-APPLICANT'S EMPLOYER

Employed by _____

Employer's address _____

_____ zip code _____

Telephone _____

How long employed? _____

Monthly salary \$ _____

Supervisor _____

Telephone _____

References confirmed by _____

CREDITREFERENCE

Address _____

_____ zip code _____

Account number _____

Open _____ Closed _____

If closed when? _____

Address _____

_____ zip code _____

Telephone number _____

Account number _____

Open _____ Closed _____

If closed when? _____

OTHER INFORMATION

Number of automobiles (including company cars) to be kept at premises _____.

Owner _____
Make _____
Year _____
Color _____
Tag number _____
State of issue _____

Owner _____
Make _____
Year _____
Color _____
Tag number _____
State of issue _____

Owner _____
Make _____
Year _____
Color _____
Tag number _____
State of issue _____

I hereby make an application for an apartment or house and certify that this information is correct. I authorize you to contact any references that I have listed. Signature authorizes the landlord to complete a full credit check of their own on the applicant(s).

Applicant's signature _____

Co-applicant _____

Date signed _____

Date application received _____

Received by _____