



CUSTOMER ID: # 7953

IBR REALTY - BRENDA HANSON

Phone: (952) 250-3896

RESIDENTIAL HOUSING APPLICATION



This application must be filled out completely. Driver's License or ID required to complete application.

Office Use Only

BUILDING ADDRESS: _____		APT # _____		REFERRED BY _____	
LEASE DATES: FROM _____ TO _____		MOVE IN DATE: _____		LEASING AGENT _____	
MONTHLY RENT\$ _____		GARAGE\$ _____		DEPOSIT DATE: _____	
APPLICATION FEE \$ _____		(Fee is non-refundable)		(ONE PERSON PER APPLICATION PLEASE)	
APPLICANT LAST NAME		MAIDEN/PREFIX		FIRST	
				MIDDLE	
HOME PHONE		CELL PHONE		EMPLOYER PHONE	
SOCIAL SECURITY # OR INS #		DATE OF BIRTH		DRIVERS LICENSE #	
				STATE ISSUED:	
PRESENT ADDRESS		CITY		STATE	
				ZIP	
UNIT #	FROM	TO	RENT \$	LANDLORD/PROPERTY NAME	PHONE NUMBER
PREVIOUS ADDRESS		CITY		STATE	
				ZIP	
UNIT#	FROM	TO	RENT \$	LANDLORD/PROPERTY NAME	PHONE NUMBER
PRESENT EMPLOYER		PHONE #		POSITION	
				DATES	
ADDRESS		PART/FULL TIME		SUPERVISOR	
				SALARY	
PREVIOUS EMPLOYER		PHONE #		POSITION	
				DATES	
ADDRESS		PART/FULL TIME		SUPERVISOR	
				SALARY	
OTHER INCOME/SOURCE		PHONE #		CONTACT	
				AMOUNT	
ADDITIONAL OCCUPANTS			EMERGENCY CONTACT NAME & NUMBER		
VEHICLE INFORMATION :				DO YOU HAVE PETS? Yes or No	
LICENSE #				If yes: How many? _____	
YEAR				Type? _____	
MAKE & MODEL					
Have you ever filed bankruptcy? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please explain:		Have you ever been evicted or asked to move? <input type="checkbox"/> Yes <input type="checkbox"/> No Have you ever refused to pay rent? <input type="checkbox"/> Yes <input type="checkbox"/> No		Have you ever been convicted or charged with a crime? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please explain:	
Have you ever resided in any other state? If so, where?				Do you have a legal right to be in the United States? <input type="checkbox"/> Yes, I am a US Citizen. <input type="checkbox"/> Yes, I have valid documentation from the U.S. Dept. of Immigration and Naturalization (INS) that allows me to be in the country. <input type="checkbox"/> No	
I authorize Multihousing Credit Control whose address is 10125 Crosstown Circle, Suite #100, Eden Prairie, MN 55344 to investigate my criminal history, residential, employment and income history, bank and credit history for the purpose of housing and/or employment. The source of the information may come from, but is not limited to: credit bureaus; banks and other depository institutions; current and former employers; federal or state records including State Employment Security Agency records; county or state criminal records as follows, or other sources as required. It is understood that a photocopy or facsimile copy of this form will serve as authorization. I understand failure to complete this form completely and truthfully may result in denial and/or forfeiture of deposit. This authorization is for this transaction only and continues in effect for one (1) year unless by state law, in which case the authorization continues in effect for the maximum period, not to exceed one (1) year, allowed by law.					
NOTE: APPLICANT SHOULD RETURN APPLICATION WITH ANY APPLICABLE FEES TO CLIENT LISTED AT TOP OF FORM					
Signature _____				Date _____	
MULTIHOUSING CREDIT CONTROL, 10125 CROSSTOWN CIRCLE #100, EDEN PRAIRIE, MN 55344 PHONE (952) 941-0552 ♦ FAX (952) 942-0582 ♦ TOLL FREE (800) 328-6205					



IBR Realty and Twin Cities Rental Search welcome your application for the property located at:

The owner of this property is the person who makes the final decision to accept or deny your application. Their decision could be based on the reports provided by us, but completed by a third party research company. Your application may be accepted or denied based on multiple factors.

Some of these include:

- Prior evictions
- Lack of sufficient income
- Drug charges
- Other felony or misdemeanor crimes
- Poor or unverifiable rental history
- Credit scores below 500

The owner of this property will receive these reports within 24-36 hours after they are submitted. At that time the owner will review your history and accept or deny your application. Owners sometimes choose to accept an application that does not meet the above criteria, but will require an additional deposit.

Each third party research company will be verifying credit, criminal history, rental references, and employment. If you are denied rental, you are entitled to contact the company for a copy of the report.

The application fee, whether you are accepted or denied, is non-refundable.

Printed Name

Signature

Date

**AGENCY RELATIONSHIPS IN
REAL ESTATE TRANSACTIONS**

1. Page 1

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with
3. consumers what type of agency representation or relationship they desire.⁽¹⁾ The available options are listed below. This
4. is **not** a contract. **This is an agency disclosure form only. If you desire representation you must enter into a written**
5. **contract, according to state law** (a listing contract or a buyer representation contract). Until such time as you choose
6. to enter into a written contract for representation, you will be treated as a customer and will not receive any representation
7. from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see paragraph V on page
8. two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options.**
10. **I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the**
11. **broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**

12. **THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.**

13. _____
(Signature) (Date) (Signature) (Date)

14. I. **Seller's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker, represents
15. the Seller and acts on behalf of the Seller. A Seller's broker owes to the Seller the fiduciary duties described
16. on page two (2).⁽²⁾ The broker must also disclose to the Buyer material facts as defined in MN Statute 82.22,
17. Subd. 8, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment
18. of the property. If a broker or salesperson working with a Buyer as a customer is representing the Seller, he or
19. she must act in the Seller's best interest and must tell the Seller any information disclosed to him or her, except
20. confidential information acquired in a facilitator relationship (see paragraph V on page two (2)). In that case, the
21. Buyer will not be represented and will not receive advice and counsel from the broker or salesperson.

22. II. **Subagent:** A broker or salesperson who is working with a Buyer but represents the Seller. In this case, the Buyer
23. is the broker's customer and is not represented by that broker. If a broker or salesperson working with a Buyer as
24. a customer is representing the Seller, he or she must act in the Seller's best interest and must tell the Seller any
25. information that is disclosed to him or her. In that case, the Buyer will not be represented and will not receive advice
26. and counsel from the broker or salesperson.

27. III. **Buyer's Broker:** A Buyer may enter into an agreement for the broker or salesperson to represent and act on
28. behalf of the Buyer. The broker may represent the Buyer only, and not the Seller, even if he or she is being paid
29. in whole or in part by the Seller. A Buyer's broker owes to the Buyer the fiduciary duties described on page two
30. (2).⁽²⁾ The broker must disclose to the Buyer material facts as defined in MN Statute 82.22, Subd. 8, of which
31. the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. If
32. a broker or salesperson working with a Seller as a customer is representing the Buyer, he or she must act in the
33. Buyer's best interest and must tell the Buyer any information disclosed to him or her, except confidential information
34. acquired in a facilitator relationship (see paragraph V on page two (2)). In that case, the Seller will not be represented
35. and will not receive advice and counsel from the broker or salesperson.

36. IV. **Dual Agency - Broker Representing both Seller and Buyer:** Dual agency occurs when one broker or salesperson
37. represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a
38. party to the transaction. Dual agency requires the informed consent of all parties, and means that the broker and
39. salesperson owe the same duties to the Seller and the Buyer. This role limits the level of representation the broker
40. and salesperson can provide, and prohibits them from acting exclusively for either party. In a dual agency, confidential
41. information about price, terms and motivation for pursuing a transaction will be kept confidential unless one party
42. instructs the broker or salesperson in writing to disclose specific information about him or her. Other information
43. will be shared. Dual agents may not advocate for one party to the detriment of the other.⁽³⁾

44. Within the limitations described above, dual agents owe to both Seller and Buyer the fiduciary duties described
45. on page two (2).⁽²⁾ Dual agents must disclose to Buyers material facts as defined in MN Statute 82.22, Subd. 8, of
46. which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the
47. property.

48. _____ I have had the opportunity to review the "Notice Regarding Predatory Offender Information".
(initial) (initial)

49. _____ on page two. (2)

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

50. Page 2

51. V. **Facilitator:** A broker or salesperson who performs services for a Buyer, a Seller or both but does not represent
52. either in a fiduciary capacity as a Buyer's Broker, Seller's Broker or Dual Agent. **THE FACILITATOR BROKER**
53. **OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY DUTIES LISTED BELOW,**
54. **EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A WRITTEN FACILITATOR**
55. **SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of confidentiality to the party but
56. owes no other duty to the party except those duties required by law or contained in a written facilitator services
57. agreement, if any. In the event a facilitator broker or salesperson working with a Buyer shows a property listed by
58. the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Seller's Broker (see
59. paragraph I on page one (1)). In the event a facilitator broker or salesperson, working with a Seller, accepts a
60. showing of the property by a Buyer being represented by the facilitator broker or salesperson, then the facilitator
61. broker or salesperson must act as a Buyer's Broker (see paragraph III on page one (1)).

62. ⁽¹⁾ This disclosure is required by law in any transaction involving property occupied or intended to be occupied by
63. one to four families as their residence.

64. ⁽²⁾ The fiduciary duties mentioned above are listed below and have the following meanings:
65. Loyalty - broker/salesperson will act only in client(s)' best interest.
66. Obedience - broker/salesperson will carry out all client(s)' lawful instructions.
67. Disclosure - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge
68. which might reasonably affect the client(s)' use and enjoyment of the property.
69. Confidentiality - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific
70. information (such as disclosure of material facts to Buyers).
71. Reasonable Care - broker/salesperson will use reasonable care in performing duties as an agent.
72. Accounting - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

73. ⁽³⁾ If Seller(s) decide(s) not to agree to a dual agency relationship, Seller(s) may give up the opportunity to sell the
74. property to Buyers represented by the broker/salesperson. If Buyer(s) decide(s) not to agree to a dual agency
75. relationship, Buyer(s) may give up the opportunity to purchase properties listed by the broker.

76. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender
77. registry and persons registered with the predatory offender registry under MN Statute 243.166 may be
78. obtained by contacting the local law enforcement offices in the community where the property is located,
79. or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at
80. www.corr.state.mn.us.

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