



# Application to Register as:

Broker, Associate Broker or Salesperson  
or Manager, Supervisor or Representative

## THE REAL ESTATE SERVICES ACT

**\*\* BEFORE COMPLETING THIS APPLICATION, PLEASE REFER TO THE EXPLANATORY NOTES ON PAGE 4**

The applicant is applying to the Registrar for registration under *The Real Estate Services Act* in the category indicated below.

The applicant makes the following statements of fact in connection with this application:

### Registration category being applied for (check one box only)

REAL ESTATE	PROPERTY MANAGEMENT	PRIVATE SALES	RESTRICTED BROKERAGE	
Broker	Manager	Broker	Broker	
Associate Broker	Supervisor	Associate Broker	Associate Broker	
Salesperson	Representative	Salesperson	Salesperson	

Is the applicant applying to register a personal real estate corporation at this time? If yes, an Application for Registration of a Personal Real Estate Corporation must be completed and filed with this application.	Yes	No
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### Applicant Information

Applicants must be at least 18 years old

**1. Full legal name of applicant. Initials are not acceptable.**

If you are known by your middle name, place quotation marks around this name, e.g. John "William" Smith.

(a) First Name	(b) Middle Name(s)	(c) Last Name
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**2. Nickname or alias that you intend to use for advertising purposes. If none, state None. (Note: any nickname or alias must include the applicant's legal last name).**

**3. (a) Residential address – include street number and name, and/or suite number (and box number if applicable for mailing purposes)**

(b) City or Town & Province	(c) Postal Code	(d) Phone Number (include area code)
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**4. (a) Address for Service (this is the address that legal documents will be mailed and/or delivered to; must be in Manitoba)**

(b) City or Town & Province	(c) Postal Code
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**5. Email Address**

<b>6. Are you a Canadian citizen?</b>	Yes	No
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If no, what country are you a citizen of? Provide copies of documentary evidence, e.g. Record of Landing from Immigration authorities, showing you are entitled to work in Canada.

## Employment History

7. Provide your employment history for the past 2 years. You must account for the full 2 years. Do not leave any gaps.

(a) Include any period in which you were unemployed.

(b) Include a full description of duties for each current employer, i.e. an employer you work for at the present time.

(c) If you require additional space, use page 5 or an attached sheet. Cross-reference this question number on any additional information you provide.

Full Name and Address of Employer	Position Title	FROM: Day/Month/Year	TO: Day/Month/Year

8. If this application is approved, will you be engaged in any other employment other than with your brokerage?

Yes ☐

No ☐

If yes, provide employer name(s) and position title(s)

## Registration and Terminations

9. Have you ever resigned, been terminated or been dismissed for cause by an employer from a position following allegations that you:

(a) Violated any statutes, regulations, rules or standards of conduct?

Yes ☐

No

(b) Failed to appropriately comply with any statutes, regulations, rules or standards of conduct?

Yes ☐

No

(c) Committed fraud or the wrongful taking of property, including theft?

Yes ☐

No

If the answer to any of these questions is yes, give a full explanation below or on an attached sheet. Cross-reference all explanations to the appropriate question number.

## Personal Disclosure Information

PLEASE NOTE: Where applicable, the questions in this section refer to all laws, e.g. criminal, immigration, customs, liquor, etc. but exclude minor traffic violations of any province, state or country in any part of the world.

10. (a) Have you ever been charged or indicted or convicted under the law of any province, state or country?	Yes	No
(b) Have you, during the past five years, been given an absolute or a conditional discharge from any charge laid against you under the law of any province, state or country?	Yes	No
(c) Are there any unsatisfied civil judgments against you at the present time or is there civil action of any nature now pending against you in any court?	Yes <input type="checkbox"/>	No
(d) Have you ever been discharged from employment because of a charge or a conviction against you under the law of any province, state or country?	Yes	No
(e) Has any civil judgment ever been given, either against yourself or against someone by whom you were employed, that was based on fraud alleged to have been committed by you?	Yes	No
(f) Have you at any time declared bankruptcy or made a voluntary assignment in bankruptcy? If yes, and a discharge has been obtained with respect to the bankruptcy, attach a copy of the discharge documents. If "yes" and a discharge has not been obtained, include a copy of your Statement of Affairs.	Yes	No
(g) Have you ever been refused a fidelity bond?	Yes	No
(h) Have you ever used, operated under, or carried on business, or are you known by any surname, company name or trade style, other than the name, which is subscribed hereto?	Yes	No

If the answer to any of these questions is yes, give a full explanation below or on an attached sheet. Cross-reference all explanations to the appropriate question number.

## Registration/Licensing Disclosure

11. Have you ever been:

(a) registered or licensed to sell real estate, securities, insurance, provide property management services, or to broker or deal in mortgages, or in any other capacity under any legislation to deal with the public in Manitoba or any other province, state or country? If yes, specify the category of license(s)/registration(s), the jurisdiction(s), and the time frame of licensing/registration.	Yes	No
(b) refused registration in any category referred to in 11(a) above?	Yes	No
(c) suspended or cancelled for cause as a registrant or licensee in any category referred to in 11(a) above?	Yes	No
If the answer to any of these questions is yes, give a full explanation below or on an attached sheet. Cross-reference all explanations to the appropriate question number.		

## Membership Disclosure

12. Have you ever been:

(a) a member of The Canadian Real Estate Association or any of its affiliates or any local real estate board in any province? If yes, specify the association(s)/board(s) and the time frame of membership.	Yes	No
(b) refused membership in any of the above mentioned associations?	Yes	No
(c) suspended for cause or the subject of any other disciplinary action as a member of any of the above mentioned associations?	Yes	No
If the answer to any of these questions is yes, give a full explanation below or on an attached sheet. Cross-reference all explanations to the appropriate question number.		

I, the undersigned do hereby state that I am the applicant herein for registration and the statements of fact made by me in this application and in the attachments, if any, are true and complete.

DATED at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Print name of witness

## **CERTIFICATION OF EMPLOYING BROKERAGE**

On behalf of (Registered name of brokerage i.e. company, partnership or proprietorship) \_\_\_\_\_,

the applicant will be registered at the following branch office address: \_\_\_\_\_,

(full office address with postal code and phone number)

I hereby certify that the applicant named herein, who is applying for registration in the category named above, will be engaged as such if the registration or approval sought is granted by the Registrar.

I certify that I have discussed the questions set out in this application with the applicant and I am satisfied that the applicant fully understands the questions.

I further certify that, to the best of my knowledge, the applicant has answered the questions correctly.

DATED at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_.

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Print name of witness

\_\_\_\_\_  
Print name of individual authorized to sign

\_\_\_\_\_  
State official position

Broker or Associate Broker or Property Management Manager or  
Property Management Supervisor

### **WARNING**

If this application is not fully completed and signed in ink by the applicant and the employer it will not be accepted by the Registrar's office. An application containing a false statement may result in the refusal, suspension or cancellation of any registration including a prosecution pursuant to *The Real Estate Services Act* against the applicant and/or the employing brokerage.

## **INSTRUCTIONS TO INDIVIDUALS COMPLETING THIS FORM**

1. Before submitting this application to the Registrar, the employing brokerage must ensure that the brokerage's surety bond on file with the Registrar is in an amount sufficient to comply with the Act, for applicants who are not members of the Manitoba Real Estate Association. If the brokerage's surety bonding coverage is not sufficient, this application will not be acceptable to the Registrar and will be refused.
2. The appropriate fee **must** accompany this application to the Registrar's office. If payment is being made by cheque, it must be made payable to "Minister of Finance" and must not be post-dated. If payment is by credit card, complete the credit card payment form that is available at [mbrealestate.ca](http://mbrealestate.ca).

**PLEASE NOTE: There is a charge-back fee for NSF cheques or any returned cheque (i.e. stop payment). In addition, if registration has already been issued, the registration may be suspended until the full registration fee, including the charge-back fee, has been paid either in cash, money order or certified cheque.**

USE THIS SPACE TO PROVIDE ADDITIONAL INFORMATION FOR ANY QUESTION ON THE FORM. ENSURE THAT YOU CROSS-REFERENCE TO THE APPROPRIATE QUESTION NUMBER: (If there is not sufficient space, attach a separate sheet. The applicant must sign all such attachments.)

# CRIMINAL RECORD FORM

## APPLICANT

The Privacy Act (Canada) and The Freedom of Information and Protection of Privacy Act (Manitoba) authorize The Manitoba Securities Commission to collect personal information, with your consent, to determine your suitability for registration. By signing this form, you agree that staff of The Manitoba Securities Commission can obtain your criminal record information for this purpose.

Applicant Information			
Applicants must be at least 18 years old			
Surname			
Given Name:		Middle Name(s):	
Are you currently, or have you ever been, known by any names other than your full legal name above, for example: nicknames, spelling changes, or name changes due to marriage or divorce?			<div>Yes</div> <div>No</div>
If Yes, list all other names:			
Full Residential Address:			
City:		Prov:	
Sex:	Birth date (dd/mm/yyyy):		Birthplace (City, Province/State, Country):
If born outside Canada, date of entry into Canada (dd/mm/yyyy):			
Height:	Weight:	Hair Colour:	Eye Colour:
<div>In</div> <div>cm</div>	<div>Kg</div> <div>Lb</div>	<div>Other:</div>	<div>Other:</div>

Applicant Signature

Date (dd/mm/yyyy)

Internal Use			
Criminal record:			<div>Yes</div> <div>No</div>
Other History:			
CIPC	NCIC	INTERPOL	Other
Investigator:	Date (dd/mm/yyyy):	Staff Member:	
FPS:			