

Standard Commercial Lease Application

(**This Application must be filled out completely or it will not be accepted)

Shopping Center: _____

Property Address: _____

Square Feet: _____ Date: _____ Agent: _____

Complete Legal Name to Appear on Lease: _____

Corporation: _____ LLC: _____ Partnership: _____ LLP: _____ Sole Proprietor: _____ Non-Profit: _____

Other (explain): _____ State in Which Entity Formed: _____

Year Formed: _____ Federal Tax Payer Identification No: _____

D/B/A to Appear on Lease (if different than Legal Name): _____

Main Address or Home Address: _____

City: _____ State: _____ Zip Code: _____

Business Phone: _____ Mobile Phone: _____ Fax: _____

Email: _____ Website: _____

Address for Notices & Billing: _____

City: _____ State: _____ Zip Code: _____

Current Business Name (if different from Legal Name for this Application): _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Business Phone: _____ Business Fax: _____ Yrs. in Business: _____

Name of Person(s) Who Will Sign Lease:

Person 1: _____ Title: _____

Married (check): _____ Single (check): _____ Spouse's Name: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Business Phone: _____ Mobile Phone: _____ Fax: _____

Email: _____ US Citizen: Yes (check) _____ No (Check) _____

Person 2: _____ Title: _____

Married (check): _____ Single (check): _____ Spouse's Name: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Business Phone: _____ Mobile Phone: _____ Fax: _____

Email: _____ US Citizen: Yes (check) _____ No (Check) _____

Other Business Locations:

Location 1: _____
Street Address: _____
City: _____ State: _____ Zip Code: _____
Description: _____

Location 2: _____
Street Address: _____
City: _____ State: _____ Zip Code: _____
Description: _____

Names of Person(s) who will Guarantee Lease:

(**Guarantors must complete Credit/Background Check Form)

Person 1: _____ Title: _____
Street Address: _____
City: _____ State: _____ Zip Code: _____
Business Phone: _____ Mobile Phone: _____ Fax: _____
Email: _____ US Citizen: Yes (check) _____ No (Check) _____

Person 2: _____ Title: _____
Street Address: _____
City: _____ State: _____ Zip Code: _____
Business Phone: _____ Mobile Phone: _____ Fax: _____
Email: _____ US Citizen: Yes (check) _____ No (Check) _____

Credit Reference (Business/Vendor):

Name: _____ Relationship: _____
Street Address: _____
City: _____ State: _____ Zip Code: _____
Contact Name: _____ Phone Number: _____
Email: _____

Credit Reference (Landlord):

Name: _____ Relationship: _____
Street Address: _____
City: _____ State: _____ Zip Code: _____
Contact Name: _____ Phone Number: _____
Email: _____

Credit Reference (Lender/Mortgage):

Name: _____ Relationship: _____
 Street Address: _____
 City: _____ State: _____ Zip Code: _____
 Contact Name: _____ Phone Number: _____
 Email: _____

Credit Reference (Bank):

Name: _____ Relationship: _____
 Street Address: _____
 City: _____ State: _____ Zip Code: _____
 Contact Name: _____ Phone Number: _____
 Email: _____

ATTACH COPIES OF THE FOLLOWING DOCUMENTATION AS APPLICABLE:

Check Attached Items or Mark N/A

- Applicant's Current Balance Sheet (Net Worth) and Income Statement; or Personal Financial Statement (see attached form)
- Applicant's most recent two years' Federal Tax Returns
- Guarantor's Current Balance Sheet (Net Worth) and Income Statement; or Personal Financial Statement (see attached form)
- Guarantor's most recent two years' Federal Tax Returns (if different from applicant)
- Consumer Report Authorization

What Background do you have in business? <input type="checkbox"/> Please attach a Business Resume	Include: Business/Work Experience; roles/positions held; dates; if involved in other businesses, what capacity and will you have a continuing role in these businesses?
How do you plan to generate business? <input type="checkbox"/> Please attach a Business Plan	Include: Description of business; Marketing plan; Competition; Customer Base; Operating procedures; Personnel – how many employees, FT/PT, who will be managing the business on a daily basis; Business insurance; Financial data; Estimate of initial investment including costs to install fixtures/build out; cost of inventory; Balance sheet; Breakeven analysis; Profit and loss statements; Assumptions upon which projections were based; Pro-forma cash flow through term of Lease

CONDITIONS AND INFORMATION

The completion of this application by Applicant(s) ("Tenant") and the acceptance of this application by Creditor ("Landlord") creates no obligation of Landlord to approve the application or enter into a lease with Tenant. By completing this application, Applicant(s) does hereby give full consent to Paster Enterprises, LLC and its agents or associates to have access and obtain information on its present and past history and any information relating to same. This application is to be used for the purpose of establishing Applicant's current and past credit position and financial credibility. A Consumer Report Authorization Form (see attached) is required in addition to this application, including any Guarantor if coupled with the proposed lease. The confidentiality of the information being furnished by Applicant will be preserved except where disclosure of this information is required by applicable law or for the purposes of evaluating the proposed transaction.

Consumer Report Authorization:

The foregoing information is true and correct in all respects. I authorize Tena InfoBureau Services, Paster Enterprises, LLC or any prospective landlords to prepare, or cause to be prepared, an investigative consumer report including, but not limited to, verification of all information and references, credit standing, general reputation, credit capacity, and character, provided through the utilization of investigative suppliers or sources deemed necessary, which may include: credit reporting agencies, public record repositories and investigative agencies for the purpose of a criminal records search. I understand that if information supplied on this application is found to be false, untrue or misleading, it could result in denial of the application. I also indemnify Tena InfoBureau Services, Paster Enterprises, LLC or any prospective landlords against all damages, potential or otherwise, stemming from the release of any negative information contained in the requested investigative report. This authorization also applies to inquiries regarding employment history, bank accounts, and follow-up credit inquiries/checks that Paster may deem necessary now or in the future, in connection with the tenancy contemplated.

I have the right to request additional disclosures regarding the nature and scope of the investigation as well as a written summary of my rights under the Fair Credit Reporting Act.

Check box if you wish to receive a copy of the report.

THE UNDERSIGNED CERTIFY THAT THE INFORMATION CONTAINED ON THIS FORM HAS BEEN CAREFULLY REVIEWED AND THAT IT IS TRUE AND CORRECT IN ALL RESPECTS AND THEY ACKNOWLEDGE THEY HAVE RECEIVED A COPY OF THIS AUTHORIZATION.

Applicant

Spouse (If Applicable)

(Print company name, if applicable)
Its: _____
(Print company position held, if applicable)

(Print company name, if applicable)
Its: _____
(Print company position held, if applicable)

By: _____
(Signature)

By: _____
(Signature)

Print Full
Legal Name _____
Other Name(s) Used: _____

Print Full
Legal Name _____
Other Name(s) Used: _____

Street Address

Street Address

City, State, ZIP

City, State, ZIP

Date of Birth

Date of Birth

Social Security Number

Social Security Number

Dated: _____

Dated: _____

Personal Financial Statement Schedules

This statement and any applicable supporting schedules may be completed jointly by both married and unmarried co-applicants if their assets and liabilities are sufficiently joined so that the statement can be meaningfully and fairly presented on a combined basis; otherwise separate statements and schedules are required.

ANNUAL INCOME	APPLICANT	CO-APPLICANT (ie. spouse)
Salary		
Bonuses & Commissions		
Rental Income		
Interest Income		
Dividend Income		
Other Income		
TOTAL INCOME	\$	\$

SCHEDULE 1 CASH,CHECKING ACCOUNTS, SAVINGS, MONEY MARKET ACCOUNTS			
Name of Financial Institution	Type of Account	In Whose Name?	Account Balance
TOTAL - enter on line #1 of Summary as an ASSET			\$

SCHEDULE 2 RETIREMENT FUNDS – PROFIT SHARING – PENSION			
Name of Financial Institution or Brokerage Firm	Type of Account (401(k), IRA)	In Whose Name?	Account Balance
TOTAL - enter on line #2 of Summary as an ASSET			\$

SCHEDULE 3 BUSINESS % and SECURITIES OWNED (STOCKS/BONDS/MUTUAL FUNDS)					
No. shares or Bond amount	Description	Pledged?	In Whose Name?	Cost	Current Value
TOTAL- enter on line #3 of Summary as an ASSET					\$

SCHEDULE 4					LIFE INSURANCE	
Insurance Company	Insured	Beneficiary	Face Value of Policy	Cash Value of Policy	Loans against policy	
TOTAL - enter on line #4 of Summary as an ASSET				\$		
TOTAL - enter on line #4 of Summary as a LIABILITY				\$		

SCHEDULE 5				HOMESTEAD				
Address	Purchase		Market Value	Lender Name	Interest Rate	Maturity Date	Monthly Payment	Loan Balance
	Year	Price						
2nd REM								
TOTALS								

Enter Market Value as ASSET on Line 5 of Summary Enter Loan Balance as LIABILITY on Line 5 of Summary

SCHEDULE 6				OTHER REAL ESTATE OWNED					
Address	Purchase			Market Value	Lender Name	Interest Rate	Monthly Income	Monthly Payment	Current Balance
	Year	Price	% owned						
TOTAL - enter on line #6 of Summary as a LIABILITY									\$

SCHEDULE 7			LOANS / MORTGAGES OWED TO ME			
Name of Debtor	Description of Property	Maturity Date	Repayment Terms		Maturity Date	Balance Due
			\$	per		
			\$	per		
			\$	per		
TOTAL - enter on line #7 of Summary as an ASSET						\$

SCHEDULE 8		SHORT TERM NOTES OWED				
To Whom Payable	Interest Rate	Collateral or Unsecured	How payable		Maturity Date	Unpaid Balance
			\$	per		
			\$	per		
			\$	per		
TOTAL - enter on line #8 of Summary as a LIABILITY						\$

**SUMMARY
COMPLETE FROM INFORMATION ON ABOVE SCHEDULES**

ASSETS	AMOUNT (\$)	LIABILITIES	AMOUNT (\$)
1. Cash (Schedule 1)			
2. Retirement Funds (Schedule 2)		Credit Cards – Current Balance	
3. Securities (stocks/bonds) (Schedule 3)			
4. Life Insurance Cash Value (Schedule 4)		Cash Value Insurance Loans (Schedule 4)	
5. Homestead (Schedule 5)		Mortgages on My Home (Schedule 5)	
6. Other Real Estate (Schedule 6)		Mortgages on Other Real Estate (Schedule 6)	
7. Loans/Mortgages owed to me (Schedule 7)		Taxes Owed	
8. Automobiles (Describe)		Auto Loans	
9. Personal Property		School Loans	
10. Other Tangible Assets (Describe)		Short Term Notes Due (Schedule 8)	
		Other Liabilities (Describe)	
TOTAL ASSETS		TOTAL LIABILITIES	
NET WORTH (TOTAL ASSETS MINUS TOTAL LIABILITIES)			

	APPLICANT	CO-APPLICANT
Have you ever gone through bankruptcy or had a judgment against you?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are any assets pledged or debts secured except as shown?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you a guarantor, co-maker or endorser for any debt of an individual, corporation or partnership?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do you have any outstanding letters of credit or surety bonds?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there any suits or legal actions pending against you?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you contingently liable on any lease or contract?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are any of your tax obligations past due?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

(If yes to above, please describe in detail)

Contingent Liabilities Detail

To Whom Payable	Maximum Liability	Collateral	How Payable
	\$		\$ per
	\$		\$ per
	\$		\$ per
	\$		\$ per