

COMMERCIAL TENANT LEASE APPLICATION

Space Location: _____ Square footage desired: _____

Legal Entity: _____ How Long Operating?: _____

Is this a Corporation? Yes No Registered? Yes No Pending State: _____

Federal Tax I.D.: _____

Business Address: _____

Phone #: _____

Fax #: _____

Other #: _____

Nature/Business Use: _____

Retail: _____ Restaurant: _____ Service: OFFICE Wholesale: _____

APPLICANT INFORMATION

Applicant's Name: _____
First Middle Last Title

Date of Birth: _____

Driver's License #: _____ State: _____

Are you a citizen of the USA? _____ If not, what country? _____

Have you ever filed for bankruptcy? _____ If yes, please state details on a separate page.

Have you ever been convicted of a felony or misdemeanor (other than a minor traffic violation)? _____

Present Home Address: _____

Phone #: _____

Fax #: _____

Other #: _____

Do you? Own or Rent How Long? _____

Employed By: _____ Position: _____

Duties/Responsibilities: _____

How Long? _____ May we contact your employer for a reference? Yes or No

Supervisor Name: _____ Phone: _____

Spouse Name: _____

First Middle Last Title

Spouse DOB: _____

Driver's License #: _____ State: _____

Is there a co-applicant, other than spouse? _____ If so, Co-applicant must also fill out a Tenant Lease Application.

LANDLORD REFERENCES: List current Current/Previous Landlord(s)

Landlord: _____ Phone#: _____ Contact: _____

BALANCE STATEMENT:

ASSETS:		LIABILITIES:	
Cash:	\$	Mortgage:	\$
Accounts Receivable:	\$	Credit Cards:	\$
Retirement Accounts:	\$	Automobile Loans:	\$
Stocks:	\$	Student Loans:	\$
Mutual Funds:	\$	Business Loans:	\$
Real Estate:	\$	Taxes Owed:	\$
Automobile(s):	\$	Other:	\$
Other:	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
Total Assets:	\$	Total Liabilities	\$

Assets – Liabilities = Net Worth: \$

INCOME:

Salary:	\$
Bonus/Commissions:	\$
Other Income (real estate, dividends, etc. – specify)	\$
Spouse Salary:	\$
Spouse Bonus/Commissions:	\$
Total Annual Income:	\$

The following paperwork will be required to complete your application and provide a proposal:

- Current credit report from all 3 credit reporting bureaus showing credit score on each. (upon request)
- Current banking reference.
- Current Landlord reference if applicable.
- Current personal financial statement signed by individual.
- Last 2 years and YTD P&L and Balance Sheets for corporate entity signed by accountant.
- Last 2 years income tax returns either or both corporate entity and/or personal
- Current bank statements to show available cash.
- Business plan and budget.
- Any additional documentation that will help the landlord to make an informed decision.

-If a corporate entity,

Articles of Incorporation and any amendments
Certificate of Incorporation
Bylaws and any amendments
Certificate of good standing from the State of Georgia
Names of all current directors
Names and titles of all current officers.

-If a limited liability company,

Articles of Organization and any amendments
Regulations and any amendments
Certificate of Filing with Certificate of Formation attached
Names of all members

Names of all managers
Names of all officers, if any
Good Standing Certificate.

-If a general or limited partnership,

Partnership Agreement and any amendments
Certificate of Filing with Certificate of Formation attached
Name of general partner
Name of all limited partners and their partnership interest percentages.

I /We authorize Powell Property Group, Inc. and their authorized agents and employees to obtain, at its expense from any credit report agency, all records, histories, summaries, reports, investigations and any other information pertaining to my (our) personal credit history including matters for which I/We are or have been individually or jointly responsible as guarantor. I (we) also authorize the release of information pertaining to my/our bank accounts and vendor accounts provided in this Lease Application. I/We agree that Powell Property Group, Inc. may share this lease application information and any obtained information with the landlords or principals of the proposed lease properties.

I/We hereby forever release, remise and discharge Powell Property Group, Inc., from any claims, suits, liabilities, actions or causes of action, contracts or warranties which may arise directly or indirectly, remotely or proximately, from Powell Property Group, Inc.'s use or obtaining any of the foregoing information. I/We agree that Powell Property Group, Inc. cannot, however, provide or show me a copy of any information obtained nor can it discuss any specific information or items. Powell Property Group, Inc. shall use all reasonable efforts to maintain the confidentiality of all information received in accordance with this lease application authorization. A copy of this authorization shall be as valid and binding as the original.

I/We certify that the above is true and correct to the best of my/our knowledge. It is understood and agreed that this information is provided for the use in evaluating the applicant as a Tenant for a Lease.

Signature of Applicant

Date

Signature of Applicant

Date

Return Completed Application To:

Stephanie Krank

Powell Property Group, Inc.

Email: krankcommercial@gmail.com