



TEXAS ASSOCIATION OF REALTORS®

COMMERCIAL CONTRACT CRITICAL DATE LIST

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FOR THE COMMERCIAL CONTRACT CONCERNING THE PROPERTY AT

Seller: _____
Buyer: _____

The following list of critical dates is provided as a service. The dates are not a legal interpretation of the contract and do not amend or modify the terms of the contract. There may be a different legal interpretation of the dates. There may be other critical dates contained in the contract. Contact your attorney for verification of the critical dates. Broker assumes no liability in connection with the accuracy of the dates listed below.

EFFECTIVE DATE: (Paragraph 24) _____

EARNEST MONEY

Buyer's delivery of earnest money (Paragraph 5.A.) _____
Buyer's delivery of additional earnest money (Paragraph 5.B.) _____

FINANCING: (from Commercial Contract Financing Addendum)

Buyer's termination for failure to obtain third party financing (Par. A(2)) _____
Buyer's application for assumption approval (Par. B(6)) _____
Buyer's termination for failure to obtain assumption approval (Par. B(6)) _____
Buyer's delivery of credit information for Seller financing (Par. D(1)) _____
Seller's termination due to Buyer's unacceptable credit (Par. D(2)) _____

TITLE POLICY, SURVEY, AND UCC SEARCH

Seller's delivery of title commitment and documents (Par. 6.A.(3)) _____
Delivery of survey (Par. 6.B.) _____
Seller's delivery of UCC search (Par. 6.C.(1)) _____
Buyer's notification of objections (Par. 6.D.(1)) _____ **
Seller's cure of objections (Par. 6.D.(2)) _____ **
Buyer's acceptance or rejection of limited cure (Par. 6.D.(2)) _____ **

FEASIBILITY PERIOD

Buyer pays independent consideration (Paragraph 7.B.(2)) _____
Seller delivers property information (Paragraph 7.D.(1)) _____
Expiration of Feasibility Period (Paragraph 7.B.) _____

ESTOPPEL CERTIFICATES

Seller's delivery of estoppel certificates (Paragraph 8.B) _____

CLOSING DATE (Paragraph 8.B) _____

** deadline to be adjusted based upon completion of preceding events

dates falling on Saturday, Sunday or legal holiday are extended to the next business day (Paragraph 23)



TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL LEASE APPLICATION

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1. INDIVIDUAL:

Name: _____
 E-mail: _____ Home Phone: _____
 Work Phone: _____ Mobile/Pager: _____
 Soc. Sec. No.: _____ Driver License No.: _____
 Date of Birth: _____
 Home Address: _____ How long at this address? _____
 Bank Name: _____
 Bank Address: _____
 Type Account: _____ Account No.: _____
 Type Account: _____ Account No.: _____
 Bank Officer: _____ Telephone: _____
 Your Employer: _____ Telephone: _____
 Employer Address: _____
 If employed less than two years, please list previous employer: _____
 Previous Employer Address and Telephone: _____

2. BUSINESS:

Name: _____
 E-mail: _____ Phone: _____
 Tax I.D. No.: _____ C Corp S Corp Gen'l Partnership L.L.P. L.L.C. P.A.
 Other Operating Name or DBA: _____
 Address: _____ How long at this address? _____
 Current Landlord or Management Company: _____
 Contact & Telephone No.: _____
 If less than two years at current address, please list previous Landlord: _____
 Previous Address & Telephone No.: _____

 Bank Name: _____
 Bank Address: _____
 Type Account: _____ Account No.: _____
 Type Account: _____ Account No.: _____
 Bank Officer: _____ Telephone: _____
 Please list two Credit References, their telephone numbers, and your account number for those references:

Emergency Contact Information:

Name: _____
Phone: _____
E-mail: _____

Attach the Following:

- Balance sheet
- Income statement
- Federal income tax returns for the past _____ years
- Proof of funds on deposit
- _____

Authorization: Applicant authorizes Landlord and Landlord's agent, at any time before, during, or after any tenancy, to:

- (1) obtain a copy of Applicant's credit report;
- (2) obtain a criminal background check related to Applicant and any other occupant; and
- (3) verify any rental or employment history or verify any other information related to this application with persons knowledgeable of such information.

Notice of Landlord's Right to Continue to Show the Property: Unless Landlord and Applicant enter into a separate written agreement, otherwise the Property remains on the market until a lease is signed by all parties and Landlord may continue to show the Property to other prospective tenants and accept another offer.

Privacy Policy: Landlord's agent or property manager maintains a privacy policy that is available upon request.

Applicant represents that the statements in this application are true and complete. Applicant understands that providing inaccurate or incomplete information is grounds for rejection of this application and that Landlord is relying on the truthfulness and completeness of the information in making Landlord's decision whether to enter into a lease with Applicant.

Date: _____

Applicant: _____

By: _____

By (signature): _____
Printed Name: _____
Title: _____

By: _____

By (signature): _____
Printed Name: _____
Title: _____



TEXAS ASSOCIATION OF REALTORS®
**AUTHORIZATION TO RELEASE INFORMATION
 RELATED TO A LEASE APPLICANT**

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I, _____ (Applicant), have submitted an application to lease a property at _____ (address, city, state, zip).

The Landlord, Broker, or Landlord's representative is:

_____ (name)
 _____ (address)
 _____ (city, state, zip)
 _____ (phone) _____ (email)

I give my permission:

- (1) to my current and former employers to release any information about my employment history and income history to the above named person;
- (2) to my current and former landlords to release any information about my rental history to the above named person;
- (3) to my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above named person;
- (4) to my bank, savings and loan, or credit union to provide verification of funds that I have on deposit to the above named person; and
- (5) to the above named person to obtain a copy of my consumer report (credit report) from any consumer-reporting agency and to obtain background information about me.

Date: _____

Applicant: _____

By: _____

By (signature): _____

Printed Name: _____

Title: _____

By: _____

By (signature): _____

Printed Name: _____

Title: _____