COMMERCIAL LEASE APPLICATION

Applications must be completed by each principal of each business or entity that would be operating, to any extent, in the location for which you are applying

Once approved you will need to immediately sign the lease AND pay the security deposit in certified funds. Until we receive the signed lease AND the security deposit we will continue to accept and process applications for the property.

If ANY of the below information is found to be false, the application shall be automatically denied - so be sure to answer each question fully and honestly.

A non-refundable application fee of $75 must be submitted with each application for background screening.

Complete Legal Name to Appear on Lease:

Corporation:___   LLC:___   Partnership:_____   Sole Proprietor:_____   Non-Profit:_____
State in Which Entity Formed: _____   Year Formed:_____   TIN / SSN #: _____
D/B/A to Appear on Lease: _____
Main Address or Home Address:_____
City:_____State:_____ Zip:_____
Business Phone:_____ Mobile Phone:_____

Current Business Name (If it differs from the legal name for this Application):

_____
Main Address or Home Address:_____
City:_____State:_____ Zip:_____
Business Phone:_____Mobile Phone:_____
Years At This Location: _____

Name of Person(s) Who Will Sign This Lease:

Person 1:_____Title:_____
Social Security Number:_____Date of Birth: _____
Driver's License Number:_____State of Issuance: _____
Address:_____
City:_____State:_____Zip:_____
Business Phone:_____Mobile Phone:_____

Person 2:_____Title:_____
Social Security Number:_____Date of Birth: _____
Driver's License Number:_____State of Issuance: _____
Address:_____
City:_____State:_____Zip:_____
Business Phone:_____Mobile Phone:_____

Person 3:_____Title:_____
Social Security Number:_____Date of Birth: _____
Driver's License Number:_____State of Issuance: _____
Address:_____
City:_____State:_____Zip:_____
Business Phone:_____Mobile Phone:_____

Other Business Locations:

Location1:_____
Address:_____
City:_____State:_____Zip: _____

Location2:_____
Address:_____
City:_____State:_____Zip: _____

Names of Person(s) who will Guarantee this Lease:

Person 1:_____Title:_____
Social Security Number:_____Date of Birth: _____
Driver's License Number:_____State of Issuance: _____
Address:_____
City:_____State:_____Zip:_____

Business Phone:_____Mobile Phone:_____

Person 2:_____Title:_____
Social Security Number:_____Date of Birth: _____
Driver's License Number:_____State of Issuance: _____
Address:_____
City:_____State:_____Zip:_____
Business Phone:_____Mobile Phone:_____

Credit References (Business / Personal):

Name:_____Type::_____
Address:_____
City:_____State:_____Zip:_____
Business Phone:_____Mobile Phone:_____
Approx. Balance_____   Payment: _____

Name:_____Type::_____
Address:_____
City:_____State:_____Zip:_____
Business Phone:_____Mobile Phone:_____
Approx. Balance_____   Payment: _____

Credit References (Continued:

Name:_____Type::_____

Address:_____

City:_____State:_____Zip:_____

Business Phone:_____Mobile Phone:_____

Approx. Balance_____   Payment: _____

Name:_____Type::_____

Address:_____

City:_____State:_____Zip:_____

Business Phone:_____Mobile Phone:_____

Approx. Balance_____   Payment: _____

Name:_____Type::_____

Address:_____

City:_____State:_____Zip:_____

Business Phone:_____Mobile Phone:_____

Approx. Balance_____   Payment: _____

Name:_____Type::_____

Address:_____

City:_____State:_____Zip:_____

Business Phone:_____Mobile Phone:_____

Approx. Balance_____   Payment: _____

Bank References (Checking / Savings Accounts):

Name:_____Account Type: _____

Address:_____

City:_____State:_____Zip:_____

Contact Name:_____Phone: _____

Name:_____Account Type: _____

Address:_____

City:_____State:_____Zip:_____

Contact Name:_____Phone: _____

Name:_____Account Type: _____

Address:_____

City:_____State:_____Zip:_____

Contact Name:_____Phone: _____

<u>Additional Comments:</u>

ATTACH COPIES OF THE FOLLOWING DOCUMENTATION AS APPLICABLE:

☐	Current YTD Balance Sheet	☐	Guarantor Financial Statement
☑	2 Month's Income Statement	☐	Guarantor Federal Tax Returns
☑	2 Years Federal Tax Returns	☐	Guarantor Bank Statements
☑	2 Months Bank Statements	☑	Lessee Credit Check Authorization
☑	Valid Government Issued ID	☐	Guarantor Credit Check Authorization

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) do hereby give full consent to Ramona Property Managers, Inc. and its associates to have access and obtain information on its present and past history and any information relating to the same.

This application is to be used for the purpose of establishing Applicant's current and past credit position and financial credibility and is for the use and review only by those owner(s) and representative(s) of the property Applicant is interested in leasing.

A Credit Check Authorization Form (see attached) is required, in addition to this application, if the prospective Tenant is an individual or if a Guarantor is coupled with the proposed lease. At the time of completion of this application, a Credit Check Authorization is or ___ is not required. Landlord reserves
the, right after reviewing the initial application, to later require the completion of a Guarantor Credit Check Authorization Form if a Guarantor becomes a requirement of the 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 this proposed transaction.

_____

Signature   Title

_____

Print Name

_____

Date

You will need 1 Lessee Credit Check Authorization and/or Guarantor Check Authorization Signature for each person signing the Lease and/or Guaranteeing the Lease. Please make copies as needed.

LESSEE CREDIT CHECK AUTHORIZATION

I/We the undersigned hereby authorize Ramona Property Managers, Inc. and/or any of its affiliates, partners, subsidiaries, employees or designees (hereinafter collectively referred to as "RPM"), to make any credit inquiries that RPM may deem necessary in connection with my/our lease application. This authorization also applies to inquiries regarding employment history, bank accounts, and follow- up credit inquiries/checks that RPM may deem necessary now or in the future, in connection with the tenancy contemplated.

Applicant

_____

Signature   Title

_____

Print Name

_____

Date

GUARANTOR CREDIT CHECK AUTHORIZATION

I/We the undersigned hereby authorize Ramona Property Managers, Inc. and/or any of its affiliates, partners, subsidiaries, employees or designees (hereinafter collectively referred to as "RPM"), to make any credit inquiries that RPM may deem necessary in connection with my/our lease application. This authorization also applies to inquiries regarding employment history, bank accounts, and follow- up credit inquiries/checks that RPM may deem necessary now or in the future, in connection with the tenancy contemplated.

Applicant

_____

Signature   Title

_____

Print Name

_____

Date