COMMERCIAL LEASE APPLICATION

Please provide all the information requested below. Incomplete information can delay the processing of your application. COMPLETE and PRINT

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**APPLICATION FEE: $150.00 (FEE IS NON-REFUNDABLE)**

**COMPANY NAME:**

**Address:**

Number Street City State Zip Code

**DBA Type:**  [ ] **Sole Proprietary** [ ]  **Partnership** [ ]  **LLC** [ ]  **Corporation**

**Corp No. : Year Established:**

**Employer ID: Number of Employees:**

**Tax ID No.:**

**Type of Business:** **Gross Annual Revenue:**

**Contact Person:** **Title:**

**Phone#**:  **Fax:**  **Website:**   **Email:**

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**COMMERCIAL RENTAL HISTORY**

**Present Address:**

 Number Street City State Zip

**Rent:** [ ]  **Own:** [ ]  **Rental/Mortgage Amount Paid Monthly:**  **From: To**:

**Reason for leaving**:

**Landlord Name/Mortgage Co:**   **Phone #**

**Previous Address:**

 Number Street City State Zip

**Rent:** [ ]  **Own**: [ ]  **Rental/Mortgage Amount Paid Monthly:**  F**rom**: **To**:

**Reason for leaving:**

**Landlord Name/Mortgage Co.**  **Phone #**

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**OTHER INFORMATION**

**THE PRINCIPALS**

1. Name:

 First Middle Last Title

**Address**:

 **Number Street City State Zip**

**Phone:**   **Email:**  **Date of Birth:**

**Driver’s License Number:**

# OTHER INFORMATION (continued)

## **THE PRINCIPALS**

1. Name:

 First Middle Last Title

**Address**:

 **Number Street City State Zip**

**Phone: Email: Date of Birth:**

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**CREDIT REFERENCES**

1. **Company**: **Phone#**:

**Address:**

 Number Street City State Zip

## **Company: Phone#**:

**Address:**

Number Street City State Zip

## ………………………………………………………………………………………………………………………………………………………………………………

**Please provide copies of your driver’s license(s) and income verification (W2, 1099, 1040). Thanks**

**AUTHORIZATON**

Applicant represents that all the statements and representations are true and complete, and hereby, authorizes verification of the above information, references and credit records. Applicant understands that an investigative consumer report including information about character, credit history, general reputation, personal characteristics, and all public record information including criminal records may be made. Applicant agrees that false, misleading or misrepresented information may result in the application being rejected, will void a lease/rental agreement if any and/or be grounds for immediate eviction with loss of all deposits and any other penalties as provided by the lease terms if any. Applicant authorizes verification of all information by the Landlord and or L.G Simmonds Real Estate Corporation Management Company. Applicant has the right to make a written request within a reasonable period to receive additional, detailed information about the nature and scope of this investigation.

**NON-REFUNDABLE APPLICATION FEE**--Applicant(s) has paid to Landlord and/or Management Company, herewith the sum of $ \_ as a **NON-REFUNDABLE APPLICATION FEE** for costs, expenses and fees in processing the application. **SECURITY DEPOSIT AGREEMENT:** Applicant has deposited a “**SECURITY DEPOSIT” of** $ in consideration for taking the dwelling off the market while the application is being processed. If applicant is approved by Landlord and/or Management and the lease is entered and possession of the property is taken the “SECURITY DEPOSIT” shall be applied toward the security/damage deposit. If applicant is approved but fails to enter into the lease within 3 days of verbal and/or written approval and/or take possession after lease signing, the FULL “SECURITY DEPOSIT” shall be forfeited to the Landlord or Management in addition to any penalties as provided in the lease if the lease has been signed by the applicant. The “**SECURITY DEPOSIT”** shall be refunded only if applicant is not approved. Keys will be furnished only after lease and other rental documents have been properly executed by all parties and only after applicable rentals and security deposits have been paid. This application is preliminary only, in no way implies that a rental unit shall be available and in no way obligates Landlord or Management to execute a lease or deliver possession of the proposed premises.

**PRIVACY POLICY:** At L.G. Simmonds Real Estate Corp., your privacy is very important to us. All information collected during the processing of this application is considered confidential in nature and for company use only. This policy is governed by the laws of the State of Florida without giving effect to any principles of conflict of law.

**NOTICE:** The undersigned acknowledges **L.G. Simmonds Real Estate Corp**. and its property managers are acting as Agents for the property owner and as such have the following duties and obligations:

To the Owner(s): fiduciary duties and undivided loyalty, fidelity, confidentiality and full disclosure of all material information. To the Tenant(s) and Owner(s): exercise of reasonable care and skill and to deal honestly, fairly and in good faith in matters.

**L.G. SIMMONDS REAL ESTATE** is hereby granted permission to perform a credit check on our company and/or its principals.

## Signature: DATE By TITLE

* 1. Signature: DATE By TITLE
	2. Signature: DATE By TITLE