COMMERCIAL LEASE APPLICATION

Applicant (legal name of the business): _____, doing business as _____ (the "Applicant").

Landlord or property manager: _____ (the "Landlord").

The Applicant applies to lease the commercial space described below and gives this information so the Landlord can decide whether to lease the space to it and on what terms.

1. THE SPACE REQUESTED

Address and suite: _____ (the "Premises"). Approximate rentable square feet: _____.

Intended use of the Premises: _____.

The use will involve (check any): [ ] cooking or food preparation [ ] sale or service of alcohol [ ] hazardous materials beyond ordinary office and cleaning supplies [ ] business hours at night or on weekends [ ] above-normal power, water, ventilation or floor load.

Requested start date: _____. Requested term: _____. Monthly base rent quoted or proposed: $_____. Rent and all other charges will be set only in a signed lease.

2. THE APPLICANT

Type of business (check one): [ ] corporation [ ] limited liability company [ ] partnership [ ] sole proprietorship [ ] nonprofit organization [ ] new business not yet formed. State of formation: _____.

Business address: _____. Phone: _____. Email: _____.

Employer Identification Number: _____. Nature of business: _____.

Years in business: _____. Number of employees, counting owners who work in the business: _____.

3. OWNERS AND OFFICERS

Name, title and ownership percentage of each principal owner and officer:

1. _____, _____, _____%

2. _____, _____, _____%

3. _____, _____, _____%

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4. BUSINESS PLAN SUMMARY (NEW BUSINESSES)

Summary of the business plan: _____.

Relevant experience of the owners: _____.

Capital available to open and operate: $_____, from these sources: _____. Projected revenue for the first 12 months: $_____.

5. FINANCIAL INFORMATION

Gross revenue for the last 12 months: $_____.

Bank reference (bank, account type, contact and phone; no account numbers): _____.

Trade references (name, contact and phone): _____; _____.

Current or prior commercial landlord (name, address of the space, dates, contact): _____.

Documents attached (check any): [ ] business tax returns for 2 years [ ] profit and loss statement and balance sheet [ ] 3 months of bank statements [ ] personal financial statements of owners [ ] formation documents and certificate of good standing.

6. LEGAL AND CREDIT HISTORY

In the last 7 years, has the Applicant or any owner listed had a bankruptcy filing, an eviction or lawsuit by a landlord over a lease, or an unpaid judgment or tax lien? [ ] No [ ] Yes. If yes, explain: _____.

7. PERSONAL GUARANTY AND OTHER SECURITY

Would the owners sign a personal guaranty if the Landlord requires one? [ ] Yes [ ] A limited guaranty only [ ] No. Other security the Applicant could offer: _____.

This application does not make anyone a guarantor. A person becomes a guarantor only by signing a separate written guaranty.

8. APPLICATION FEE AND DEPOSIT

Application fee paid with this application: $_____. The fee is (check one): [ ] not refundable [ ] refunded if the application is declined [ ] credited toward the first month's rent if a lease is signed.

Good faith deposit paid with this application: $_____. If a lease is signed, it is applied to the security deposit or first month's rent. If no lease is signed (check one): [ ] the full deposit is returned within 10 business days after either party ends negotiations in writing [ ] the same, except that the Landlord may keep it if the Applicant withdraws

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after the Landlord offers a lease on substantially the terms requested. The Landlord's acceptance of a payment is its agreement to these terms.

9. CERTIFICATIONS

The Applicant certifies that the information in this application and its attachments is true, complete and not misleading, and that the person signing is authorized to sign for it. The Applicant will tell the Landlord in writing about any material change before a lease is signed.

This application is not a lease or a binding offer to lease and does not reserve the Premises. Neither party is bound until both sign a written lease, although the payment terms above apply. The Landlord may approve, approve on conditions, or decline the application.

The Applicant authorizes the Landlord, its property manager and any credit reporting company acting for them to obtain business credit reports about the Applicant and to contact the references named above, and authorizes those references to release information for this purpose. Copies and electronic signatures have the same effect as originals. This application is governed by the laws of the state where the Premises are located.

10. OWNER AND OFFICER CONSENT TO CREDIT AND BACKGROUND CHECKS

Each person signing below authorizes the Landlord, its property manager and any consumer reporting agency acting for them to obtain consumer reports about that person, including credit reports and public records, and to verify the information about that person in this application, only for evaluating this application and any lease or guaranty that results from it. This is each signer's written instruction under the federal Fair Credit Reporting Act.

If a consumer report plays a part in a decision to decline the application or approve it on less favorable terms, the signer may be entitled to a notice naming the reporting agency, a free copy of the report if requested within 60 days, and the right to dispute inaccurate information. Signing this consent does not by itself make the signer responsible for the lease.

Name: _____. Home address: _____.
Date of birth: _____. Social Security number or ITIN: _____. Signature:
_____

Name: _____. Home address: _____.
Date of birth: _____. Social Security number or ITIN: _____. Signature:
_____

Note: California qualified commercial tenants (Civil Code section 1950.9) must give the landlord written notice of that status and a self-attestation of their employee count. Vermont law requires a person's consent before their credit report is obtained.

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SIGNATURES

Applicant (authorized signer, name and title)

Signature: _____ Date: _____

Printed Name: _____

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