

**DESANTIS**  
**COMMERCIAL**  
559-840-2081  
office@desantiscommercial.com

Landlord/ Lessor: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Location of Leased Premises: \_\_\_\_\_

Center: \_\_\_\_\_ Suite: \_\_\_\_\_ Sq. Ft.: \_\_\_\_\_

Business Name: \_\_\_\_\_

Name of Person who will Sign Lease:

Person 1: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone Number (Work): \_\_\_\_\_

Phone Number (Home): \_\_\_\_\_

Phone Number (Mobile): \_\_\_\_\_

Email Address: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ State of Issuance: \_\_\_\_\_

Social Security #: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Is Your Business a Corporation, LLC or Other Entity? YES NO

- If Yes, what form of Business Entity? \_\_\_\_\_
- Federal Tax ID Number: \_\_\_\_\_
- State in Which Entity formed? \_\_\_\_\_

Names of Person (s) who will Guarantee Lease:

Person 1: \_\_\_\_\_

Person 2: \_\_\_\_\_

Proposed Use of Premises? \_\_\_\_\_

Experience in Business (Please Describe): \_\_\_\_\_

**COMMERCIAL RENTAL HISTORY**

Present Address: \_\_\_\_\_

\_\_\_\_\_

☐ Rent ☐ Own Rent/Payment From/To

\_\_\_\_\_

Previous Address: \_\_\_\_\_

\_\_\_\_\_

Rent ☐ Own ☐ Rent/Payment

**Conditions and Information**

All pages of this Lease Application must be signed by all person (s) who will sign the Lease Agreement. Additional tenant information is on page 2.

The completing of this Application by Tenant and the acceptance of this application by Landlord creates no obligation of Landlord to approve the application.

This application will be approved or rejected usually within five (5) days of being submitted to Landlord. However, there is no obligation of Landlord to notify Tenant unless the application is approved.

If this Application is approved, Tenant, must make the Security Deposit and sign the Lease before the tenancy begins.

The information provided herein shall be kept confidential and will only be used by Landlord, and its agents to determine approval of Tenant's application.

**For Landlord's Use Only**

Rent Amount:

Deposit:

Date Lease to Begin:

End of Lease:

By your signature hereon, you agree that the information disclosed by you herein is true, complete and accurate to the best of your knowledge, and you agree that the information disclosed by you herein is material to the potential Lessor's decision with respect to granting or denying your application to enter into a Lease.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

**CREDIT REFERENCE** (Current or former Landlords, Banks, Vendors, Etc.)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Contact: \_\_\_\_\_

**CURRENT MONTHLY INCOME**

Name/Source	Amount	Name/Source	Amount
_____	_____	_____	_____
_____	_____	_____	_____

**CURRENT MONTHLY EXPENSES**

Creditor	Amount	Creditor	Amount
_____	_____	_____	_____
_____	_____	_____	_____

ASSETS	VALUE	SOURCE	LIABILITIES	AMOUNT	CREDITOR
Cash on Hand & in Banks			Accounts Payable		
Savings Accounts			Notes Payable to Banks		
IRA/Retirement Accounts			Auto Payments		
Accounts Receivable			Other Installment Accounts		
Insurance Cash Surrender			Loans on Life Insurance		
Stocks & Bonds			Mortgages on Real Estate		
Real Estate			Unpaid Taxes		
Automobiles			Other Liabilities		
Other Personal Property			Other Liabilities		
Other Assets					
Other Assets					
			<b>TOTAL LIABILITIES:</b>		
<b>TOTAL ASSETS:</b>			<b>NETWORTH:</b>		

**CONSENT TO CREDIT CHECK**

I, \_\_\_\_\_, the undersigned applicant (s) authorize Landlord, \_\_\_\_\_, or his/her/ their agent to order and review my/our credit and criminal history and investigate the accuracy of the information contained in the application. I/We further authorize all banks, employers, creditors, credit card companies, references, and any and all other persons to provide to Landlord any and all information concerning my/our credit.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

## Exhibit A: Minimum Insurance Requirements

This is a summary of the mandatory minimum Coverages and Limits of insurance that the Lessor requires.

<b><u>Coverage</u></b>	<b><u>Limit</u></b>
Accounts Receivable – On/Off Premises	\$25,000
Brands and Labels	Up to Business Personal Property Limit
Claim Expenses	\$10,000
Computer Fraud	\$5,000
Computers and Media	\$10,000
Debris Removal	\$25,000
Employee Dishonesty (including ERISA)	\$10,000
Fine Arts	\$10,000
Forgery	\$10,000
Laptop Computers- World-Wide Coverage	\$5,000
Off Premises Utility Services/ Direct Damage	\$10,000
Outdoor Signs	Full Value
Pairs or Sets	Up to Business Personal Property Limit
Personal Property of Others	\$10,000
Property of Other Premises	\$10,000
Salespersons' Samples	\$1,000
Sewer and Drain Back Up	Included up to Covered Property Limits
Sump Overflow or Sump Pump Failure	\$15,000
Temperature Change	\$10,000
Tenant Building & Business Personal Property Including Plate Glass Coverage	\$20,000
Coverage-Required by Lease	
Transit Property in the Care of Carriers for Hire	\$10,000
Unauthorized Business Card Use	\$2,500
Valuable Papers and Records-On/Off-Premises	\$25,000

<b><u>Coverage</u></b>	<b><u>Limit</u></b>
Newly Acquired or Constructed Property-180 Days	
Building	\$1,000,000
Business Personal Property	\$500,000
Business Income and Extra Expense	\$500,000
Outdoor Property	\$20,000 aggregate/\$1,000 per item
Personal Effects	\$25,000
Property Off-Premises	\$15,000