



Commercial Lease Application

Desired Property: _____ Date: _____

Intended Use: _____

Commercial Application Requirements

Applicant understands and agrees that this is an application to rent only and does not guarantee that applicant will be offered the premises. Manager may accept more than one application for the Premises, and using their sole discretion, will select the best qualified applicant.

An application fee of \$45.00.

Please allow 2-3 business days for processing your application, more time may be needed if references are slow to respond to our inquiry. Tuscan Sun gathers the information, verifies it, and then contacts the owner for final approval or denial (this can take additional time).

Required Information:

- ☐ Processing fee of \$45 for all applicants (valid for 60 days for any property). We do not accept card payment for paper applications dropped off in our office. We do not accept applications via fax or email.
- ☐ Current valid government-issued photo identification (once approved).
- ☐ Verifiable rental history of at least 5 years from unbiased references (non-family or friend).
- ☐ Proof of Liability Insurance
- ☐ Meeting a minimum credit score of 650.
- ☐ Submit current tax return

**I have read and understand the criteria (initials _____)

Reasons for Denial:

- Bankruptcy within the past 5 years.
- Foreclosure within the past 5 years.
- Vehicle repossession within the past 5 years.
- Currently owe money to a landlord, utility company, or have previous landlord/tenant civil judgment and eviction.
- Credit score of 649 or lower.
- High volume of derogatory credit, including charge-offs, collections, and past due accounts, exceeding more than 25% of accounts.
- Lack of or negative rental references.
- Lack of verifiable income.
- Lack of income stability.
- Misrepresentation of any information on the application.

Applicant

Company Name: _____

Type of Business: _____

Address (main office): _____

DBA _____ Sole Prop ☐ Partnership ☐ Corporation ☐

Corp. No. _____ Year Established _____ Gross Annual Revenue: \$ _____

Employer ID / SS # _____ DOB _____ No. of Employees _____

Contact Person: _____ Phone: _____

Fax: _____ Email: _____

Commercial Rental History (or residential if commercial not established; No less than 5years)

*Present Address: _____

Landlord/Owner Contact Information: _____

Dates: _____ Rent Amount: \$ _____

*Previous Address: _____

Landlord/Owner Contact Information: _____

Dates: _____ Rent Amount: \$ _____

Credit Reference

Company/ Contact: _____ Phone: _____

Address: _____

Banking Reference

Name: _____ Phone: _____

Address: _____

Account # _____ Checking ☐ Savings ☐ Balance \$ _____

Approved Application Procedure:

Upon approval of your application, you must pay a non-refundable Good Faith deposit that is at least half of the requested Security Deposit, with a cashier's check or money order only, to place a hold on the property. The good faith holding deposit must be paid immediately upon application approval, the unit will remain on the market until the holding deposit is received. After the good faith deposit is received, we will hold the unit for a period not to exceed 14 days from the date of application approval. In some cases, the turnover could take longer than 14 days tenant will be required to take possession as soon as unit is move in ready.

I DECLARE THAT THE FOREGOING IS TRUE AND CORRECT, AUTHORIZE ITS VERIFICATION AND THE OBTAINING OF A CREDIT REPORT. Permission is granted to all employers, banks, rental providers, credit providers and other agencies to provide personal information concerning wages and income, employment, rental, bill paying histories, and other information pertinent to the granting of credit or approval of this rental application to the Owner and/or Property Manager. I agree to pay to the Landlord a non-refundable screening fee of \$45.00. I understand that I am entitled to a copy of any consumer credit report obtained by the landlord. I further agree that the Landlord may terminate any agreement entered into in reliance on any misrepresentation made above.

I hereby authorize TUSCAN SUN PROPERTY MANAGEMENT to obtain all relevant information including but not limited to, unlawful detainer information, criminal background histories, employment verification, credit reports and rental verification. By signing this agreement, I authorize the above screening be performed, and waive any rights of privacy or rights that may be infringed upon by your investigation of my application.

Applicant Name (PRINT)

Date

Applicant Signature