



Phone: (530) 605-4110 / Fax: (530) 605-4116

Commercial Lease Application

Desired Property: _____ Date: _____

Occupants

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 (No less than 5 years)

*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 \$ _____

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.

Our Application Process:

A \$35.00 application fee per person over 18 years. *This fee is non-refundable. Incomplete applications will not be processed until we receive all required information.* If you are out of the area you may submit your application via email / fax/ tuscansunredding.com. If you are applying with roommates, all roommate applications must be turned in before processing can begin.

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

After your application is processed, if you do not meet all of our requirements, our office may request an approved guarantor and/or higher security deposit.

Required Information:

- Completed Application for all occupants over 18 years of age
- Processing Fee for all Applicants, this fee is good for 60 days (via cash/check if submitted in office)
- Current Photo Identification
- Verifiable rental history of at least 5 years from unbiased (non-family or friend) references
- Verification of income that is three times the amount of rent. Have been employed with same employer for a year or longer. If self-employed submit current tax return.

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

Reasons for Denial:

If after making a good faith effort and are unable to verify the above information.

Or; Eviction(s).

Or; Poor credit, no credit, collections, late payments, returned checks or judgments on your credit history

Or; Lack of or Negative Rental References.

Or; Lack of verifiable income.

Or; Lack of length of employment

Or; you have misrepresented any information on your application.

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 \$30.00. 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