

Application To Lease Commercial Space

Property Address _____
 Unit Number _____
 Base Rental Rate _____
 Occupancy Date _____



Ben Frederick Realty, Inc.

Business Name _____

Proprietorship Partnership C-Corporation S-Corporation LLC LLP

Fed Tax ID Number _____ Year Business Was Established _____

Business Address _____

Telephone _____ Fax _____

Web Site _____ E-mail _____

Last Year's Sales _____ Numb of employees _____

In what state is the business incorporated? _____ Franchise Independent Co.-Owned Chain

What licenses are required for your business? _____

Describe the Products and Services Your Business Provides: _____

Describe Your Typical Customer: _____

Who are your competitors? _____

Describe Your Competitive Advantage, that is, why do customers come to you instead of your competitor: _____

How do you market or advertise your business? _____

In what other locations does your business operate? _____

Balance Sheet For The Business

Cash _____	Inventory Purchased on Credit _____
Accts Receivable _____	Lender1: _____ Bal due: _____
Inventory _____	Lender2: _____ Bal due: _____
Equipment _____	Lender3: _____ Bal due: _____
Supplies _____	List Credit Cards _____
Real Estate _____	_____
Vehicles _____	_____
Total Assets _____	Investors _____
Total Liabilities _____	Total Liabilities _____
Net Worth _____	

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Business Income Statement	List all Officers / Members / Partners
Sales _____	Name / Address / Phone / %ownership _____
Services _____	_____
Other Income _____	_____
Total Income _____	_____
Cost of Goods Sold _____	_____
Payroll _____	_____
Taxes _____	_____
Insurance _____	_____
Rent _____	_____
Utilities _____	_____
Advertising _____	_____
Supplies & Equip _____	_____
Other _____	_____
Misc. _____	_____
Total Expenses _____	_____
Net Income _____	_____

Personal Data

Applicant's Name _____

Home Address _____

Home Phone _____ Own Rent E-mail: _____

Prev Address _____

Social Security # _____ Date of Birth _____ Unmarried Married Separated

Education: Years of school completed: _____ Monthly Rent or Mortgage Payment: _____

Work History: _____

Current Employer: _____

Prev Employer _____

How long have you been in this line of work? _____

Personal Income	Declarations
Salary _____	Are there any judgments against you? <input type="checkbox"/> yes <input type="checkbox"/> no
Bonus _____	Have you had property foreclosed upon or given deed
Commissions _____	in lieu thereof in the last 7 years? <input type="checkbox"/> yes <input type="checkbox"/> no
Dividends/Interest _____	Are you a party to a lawsuit? <input type="checkbox"/> yes <input type="checkbox"/> no
Rental Income _____	Are you obligated to pay alimony, child support, or sep maint? <input type="checkbox"/> yes <input type="checkbox"/> no
Other _____	Are you a co-maker or endorser on a note? <input type="checkbox"/> yes <input type="checkbox"/> no
Total Income _____	

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Personal Assets		Personal Liabilities			
Cash in Banks & Savings Institutions		Home Mortgage			
Bank Name	Balance	Name	mo pmt	#pmts left	Balance
		Vehicle Loans			
Stocks, Bonds, Mutual Funds		Name	mo pmt	#pmts left	Balance
Name	Balance				
		Student Loans			
		Name	mo pmt	#pmts left	Balance
Life Insurance Cash Value					
Death Benefit (\$_____)					
Market Value of Home		Credit Cards & other personal loans			
Market Value of Rental Prop.		Name	mo pmt	#pmts left	Balance
Retirement Plans, 401(k), IRA, etc.					
Name	Balance				
Vehicles:(make, mod, & year)	Market Value				
		Alimony, Child Support, and Separate Maintenance			
Other Assets		paid to;			monthly amount
		TOTAL LIABILITIES			
TOTAL ASSETS		NET WORTH			

I hereby affirm that my answers on this application to lease are true and correct. I have not knowingly withheld any fact or circumstance, which would, if disclosed, affect my application unfavorably. I authorize you to secure an investigative report which may contain a consumer credit report, a criminal history records investigation, verification of my residences, landlord references, employment, and income. I authorize you and your agents to verify any and all information contained in this application and to inquire into my character, general reputation, personal characteristics and I release all concerned from any liability in connection with any information they give.

I have also been advised that I have the right, under the federal Fair Credit Reporting Act (FCRA), Section 606 (B) to make a written request of you, within a reasonable time, for a complete and accurate disclosure of the nature and scope of the investigation. I acknowledge receipt of the summary of consumer rights required by Section 609 of the FCRA, entitled, A Summary of Your Rights Under the Fair Credit Reporting Act. Completing this Application to Lease Commercial Space does not obligate the Landlord to Rent to me or the Applicant. Applicant is not authorized to take possession of the Space. Once a deposit is paid, if applicant cancels his/her move-in or misrepresents any fact in this application, landlord reserves the right to retain all of the deposits as compensation for actual damages incurred

x _____

x _____

Landlord References

Address: _____
Business: _____
Dates: _____ to _____
Landlord: _____
Landlord Phone # _____

Address: _____
Business: _____
Dates: _____ to _____
Landlord: _____
Landlord Phone # _____

Address: _____
Business: _____
Dates: _____ to _____
Landlord: _____
Landlord Phone # _____

Additional Documents to include with your application:

- Copy of Drivers License
- Copy of Social Security Card
- Copy of Business License (if applicable)
- Copy of Bank Statements (2 months each)
- Order a Credit Report from MyScreeningReport.com and e-mail it to Susan@BenFrederick.com



Go to <http://www.myscreeningreport.com/?client=msrpoagb>