



COMMERCIAL LEASE APPLICATION
Escape To the Mountains Property Management, LLC
Buena Vista Rentals

I. THE LANDLORD (Office Use Only)

Property Address:
Square Feet: Property Name (if any):
Anticipated Possession Date:
Term of Tenancy:
Base Rent:
Tenant's proportionate share of Operating Expense: %
Initial Security Deposit:

II. BUSINESS INFO

Business Name:
Principal Office Address:
Phone Number: Cell Number:
Email Address:
Type of Entity: - LLC - Corporation - Partnership - Other
State of Incorporation: Federal Tax ID Number (FTIN) :
Business Type: (i.e. Pharmacy, Construction)
Intended Use of Property:

III. TENANT INFO

a. Owner/Principal:
Ownership Percentage: %
Title: - President - CEO - Vice-President - Managing Member - Other
Driver's License: State:
Social Security Number:

b. Owner/Principal: _____

Ownership Percentage: _____ %

Title: – President – CEO – Vice-President – Managing Member – Other _____

Driver's License: _____ State: _____

Social Security Number: _____

IV. CURRENT PROPERTY INFORMATION

Address: _____

Landlord Contact: _____ Phone: _____

V. PARTNERSHIP/STOCKHOLDER INFORMATION

List Each Owner, Partner, Stockholder (use back if you need more space)

Name: _____ Relationship: _____

Address: _____ Phone: _____

VI. BANKING INFORMATION

(Use the back if you need more space)

Bank Name: _____

Address: _____ Phone: _____

VII. CREDIT REFERENCES

(Company or individual from whom you make purchases with a credit account)

a. Business Name of Industry Reference: _____

Contact Name: _____ Phone: _____

Address: _____

b. Business Name of Industry Reference: _____

Contact Name: _____ Phone: _____

Address: _____

VIII. ADDITIONAL INFORMATION

Have you ever been convicted of a crime? Please explain with dates: _____

Have you ever been evicted or declared bankruptcy? Please explain with dates: _____

_____ (initials) I represent that the information provided in this application is true, complete and accurate to the best of my knowledge. I understand that any misrepresentation or omission of information is grounds for denial and/or eviction.

_____ (initials) I understand that the information provided might be used by Landlord to determine whether to accept this application. I authorize Landlord, or Property Manager on Landlord's behalf, to verify all the information provided in this application, including past rental information, personal references and employment information provided. I authorize the Landlord, or Property Manager on Landlord's behalf, to obtain a current credit and criminal background check.

_____ (initials) I understand that this application is not a rental agreement and that this application does not create any obligation by the Landlord or Property Manager on Landlord's behalf.

_____ (initials) I understand that the Property Manager is acting as a transaction agent at the direction of the Landlord and will be held harmless for the information provided to the Landlord which may result in denial or eviction.

The undersigned represent that the information provided in this application is true, complete, and accurate to the best of my knowledge. I understand that any misrepresentation or omission of information is grounds for denial and/or eviction.

Name (Print): _____

Signature: _____ Date: _____

Title: _____

Name (Print): _____

Signature: _____ Date: _____

Title: _____

PERSONAL GUARANTOR:

Name (Print): _____

Signature: _____ Date: _____

Title: _____

All leases for 105 Isabel Court will have verbiage included requiring a certificate of insurance which includes the owner, Rocky Mountain Trail.com, Inc. as an additionally insured party.

Rocky Mountain Trail.com, Inc. will also reserve the right to cancel the contract with 60 day-notice, without cause.

Tenants will be responsible for shoveling the sidewalk and front entries. Owner will arrange for a plow service. Owners will cover utilities, cleaning of bathrooms (they will not stock toilet paper and paper towels). Tenants will be responsible for their own trash.

All leases will run for a 1 year term with the opportunity for renewal. All renewals will include Operating Expenses and CAM fees, which may be, but not limited to, trash service, snow plowing, electric, housekeeping, etc.