

Spurlock Properties, LLC

Commercial Rental Application

Name _____ DL# _____ SSN# _____

Company Name _____ FIN# _____

DBA Name _____

DOB _____ Phone _____ Email _____

Present Address _____

How Long in Business _____ How Many Employees _____

Organization? C-Corp S-Corp LLC Partnership Proprietorship

Type of Business _____

How Long There _____ Landlord's Name _____ Landlord's Phone _____

1st Previous Address _____

How Long There _____ Landlord's Name _____ Landlord's Phone _____

2nd Previous Address _____

How Long There _____ Landlord's Name _____ Landlord's Phone _____

Questions: Bankruptcy Y N Evicted Y N Withheld Rent Y N Smoker Y N Illegal Drug User Y N

Conviction for other than minor traffic offenses Y N If yes, please explain: _____

Co-Signer Name _____ DL# _____ SSN# _____

DOB _____ Phone _____ Email _____

Present Address _____

Present Employer _____

I authorized Spurlock Properties, LLC or it's agents to preform background checks, which include, employment, rental, criminal, and personal. I authorize all parties to disclose any relevant information both now and in the future to Spurlock Properties, LLC or it's agents. There is a \$40.00 application fee per applicant, which is paid to SmartMove, the screening company.

In exchange for taking the property off the market for a maximum of 15 days, I agree to pay \$200.00, which will become part of my security deposit, upon completion of the lease. If after 15 days, the lease is unsigned, and/or there is an unpaid balance due or my application is denied, then the \$200.00 will be compensation for Spurlock Properties, LLC, for lost rent.

On the page two of this form is policies and procedures. I agree to comply with them.

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I certify all the above information is true and accurate.

Applicant Signature _____ Date _____

Policy and Procedures

1. Security deposit is normally 50% of the monthly rent, but could be up to 200% of the monthly rent.
2. Applicant should be currently in business for more than one year. Otherwise a qualified co-signer or a larger deposit may be required.
3. Three rental references are required. The current and the two previous. Otherwise a qualified co-signer or a larger deposit may be required.
4. If anyone is a smoker, there is an extra \$10.00 per month rent. A butt container will be placed outside the building. Butts are only to be placed in the container, not thrown on the ground. Smoking is only permitted outside the building. If occurs inside the building, Lessee shall be responsible for the cleaning and repainting costs. If an undisclosed smoking occurs at the leased premises, then the smoking rent will be due retroactively from the beginning of the lease.
5. An active email address is required, as most communication will be done through email.