

Sabella Realty Commercial Lease Application

1222 SE 47th St. #311 Cape Coral, FL. 33904 ~ Tel: (239) 470-3661

Application Fee: **\$ 0.00 (waived)**

Address you are applying for, include the unit #:_____

Requested Lease Terms: (12 Month Only)

Desired Move-In Date: _____ Square Footage Required: _____

Applicant / Ownership Information:

#1 Applicant /Owner Name:_____

Current Home Address: _____

Cell Phone Number: _____ Email: _____

Social Security Number: _____

#2 Applicant /Owner Name:_____

Current Home Address: _____

Cell Phone Number: _____ Email: _____

Social Security Number: _____

Business Information:

Legal Business Name: _____

DBA (if applicable): _____

Business Type (LLC, Corp, etc.): _____

Nature of Business: _____

Years in Business: _____ Number of Employees: _____

Business License #: _____ State of Incorporation: _____

Current and Previous Rental History:

Current or Most Recent Landlord or Property Mangers Name: _____

Phone: _____ Email: _____

Rental Dates you Rented: _____ - _____ Monthly Rent amount: \$_____

Reason for leaving (if applicable): _____

Previous Landlord or Property Mangers Name: _____

Phone: _____ Email: _____

Rental Dates you Rented: _____ - _____ Monthly Rent amount: \$ _____

Reason for leaving: _____

Have you ever been late on a rent payment: **Circle one:** YES or NO **If Yes please explain:**

Business Legal and Financial Disclosures:

Has the business ever filed for bankruptcy: **Circle one:** YES or NO **If Yes please explain:**

Is the business part of any past or current Litigation(s): **Circle one:** YES or NO **If Yes please explain:**

Does the business currently have any judgments that are active, pending, or closed: **Circle one:** YES or NO **If Yes please explain:** _____

Business References and / or Business Vendors (current or past):

Ref #1 Company Name: _____

Contact Name: _____ Phone: _____

Email: _____

Ref #2 Company Name: _____

Contact Name: _____ Phone: _____

Email: _____

Emergency Contact Information:

Name: _____ Phone: _____

Email: _____

Any Special Requirements or Request, please explain below:

Please submit the required items below with your application to expedite the process. In addition, there may be additional documents requested after your application is reviewed. Providing them upfront can speed up the process. The list of documents are listed below:

Please provide these REQUIRED documents with the fully executed application via EMAIL to:

Joe@SabellaRealty.com

- Copy of government-issued ID for all principals/guarantors
- Proof of EIN (IRS letter or equivalent)

- Articles of incorporation/organization (basic company formation document)
- At least one vendor or trade reference with contact information
- Current certificate of insurance or proof of insurability

The following documents may be requested after you have submitted your application at the sole discretion of the Landlord or Sabella Realty, Inc. Agents (you may provide these documents upfront to support an expedited application process if you so wish)

- Operating agreement or corporate bylaws
- Last 2 years of business tax returns and/or financial statements (P&L, balance sheet)
- Personal financial statement and last 2 years of tax returns for guarantors
- Last 3 months of business bank statements
- Copy of any relevant licenses or permits (professional, food service, etc.)
- Prior lease or landlord reference letters
- Any build-out or special use requirements (plans, specs, equipment needs)

Notice of Landlord's Right to Continue to Show the Property: Unless Landlord and Applicant enter into a separate written agreement, otherwise the Property remains on the market until a lease is signed by all parties and Landlord may continue to show the Property to other prospective tenants and accept another offer.

Authorization for Background and Credit Check

I / We, the undersigned, hereby authorize Sabella Realty, Inc to obtain and verify any and all information related to my background, credit history, financial status, and references. I understand that this information will be used to evaluate my suitability for the commercial lease. I affirm that all information provided in this application is true and accurate. I acknowledge that any false or misleading information may result in the denial of my application.

Applicant / Ownership Printed Name

Applicant / Ownership Signature

Date

Applicant / Ownership Printed Name

Applicant / Ownership Signature

Date

Authorization to Release Information Related to a Commercial Lease Application

I/We, _____
(applicant(s)), have submitted an application to lease a property located at (address, city, state,
zip)._____

The landlord or landlord's representative who will verify information is:

Sabella Realty, Inc. and/or Joe Sabella
1222 SE 47th St. #311
Cape Coral, FL 33904

Office: 239-205-8171
Cell: 239-470-3661
Email: Joe@SabellaRealty.com

I/We give my/our permission:

I give my permission:

(1) to my current and former employers to release any information about my employment history and income history to the above-named person;

(2) to my current and former landlords to release any information about my rental history to the above named person.

(3) to my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above-named person.

(4) to my bank, savings and loan, or credit union to provide verification of funds that I have on deposit to the above-named person; and

(5) to the above-named person to obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain background information about me.

Applicant / Ownership Printed Name

Applicant / Ownership Signature

Date

Applicant / Ownership Printed Name

Applicant / Ownership Signature

Date

Disclaimer: By applying for this property or any property offered by the Brokerage, you acknowledge and agree that the application fee (if applicable) is non-refundable, regardless of the outcome of your application. Approval is not guaranteed, as each application is subject to review based on specific criteria, which may vary depending on the property and the Landlord's requirements.