



Commercial Leasing Specialists

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TO: Commercial Rental Prospects

FROM: Chris Rosprim / KW Commercial

RE: Application for Rental - Commercial Property

Thank you for your interest in one of our commercial rental properties. General comments:

Application: Please complete the attached application for rental which authorizes us to obtain a consumer and/or business credit report. This is required in order for us to represent to the owner that any / all tenants being considered have the ability to pay the monthly rentals involved. Please complete the attached form as thoroughly and completely as possible (and legibly) and submit it to my attention ASAP along with your check for \$40 made payable to Property Pros Management Co. for an application handling / processing / credit & reference check fee. We DO verify references & existing landlord information. We can not process the application without the form being complete and the fee submitted and the property is subject to being leased to others.

We MUST have an income figure associated with this application in order to complete the credit check report. Please give us a monthly or annual figure to use.

Deposit: A security deposit equal to one month's rent is generally required on most properties and this deposit will be refunded to you after you have fulfilled the terms of the lease and leave the property in good condition - similar to that in which you found it. In the event of insufficient - none - or weak credit - additional security deposit funds (and/or a co-signor) may be negotiated to offset same.

First Come / First Served: All properties offered on a first come / first served basis to be fair to all parties. We do not discriminate against anyone for anything. Our sole interest is to lease property to qualified individuals or companies that have the ability to pay the rent and take care of the property. Please complete your application and submit to us for review / processing / approval. The property will continue to be marketed and shown and applications accepted and received until the owner approves a prospect and the lease is entered into. Several agents are involved in showing our various properties at any given time.

Utilities: In most cases - tenants are responsible for individually metered utilities (water, gas, electric, trash). In some cases - such as in office space - and some retail centers - this may not be the case. Please inquire as to specifics for the property you are looking at.

NNN: In some cases - there may be a "NNN" charge - or charge for CAM - Common Area Maintenance. This applies to many retail properties and some office / industrial properties and is based on a charge per square foot in addition to the monthly rent. Please inquire if the particular property you are considering has a NNN charge - or not. (NNN = Taxes, Maintenance, Insurance)

AS IS: Unless otherwise noted and agreed to - generally property is offered in an "as is" condition. Should you wish any specifics (modifications, repairs, etc?) Please note these up front so the owner can consider same. The lease will contain stipulations as to what modifications, if any, are to be done by the landlord. Any modifications to the space you rent may be subject to the property to be restored to a condition similar to that at the time of your move in. Any damages may be deducted from your security deposit. If you have any questions, would like to review a copy of the lease agreement, etc. - just let us know. We thank you for your interest in our properties and look forward to having you as a tenant.

If You Need Some Space - We've Got The Place

www.kwcdenton.com