

**1 2 3 Rent, Inc.**

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[www.123rent.net](http://www.123rent.net)

## FOR OFFICE USE

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
Denied by: \_\_\_\_\_ Date: \_\_\_\_\_  
Reason for denial: \_\_\_\_\_

## Commercial Rental Application

**MUST BE FILLED OUT IN FULL TO BE VALID APPLICATION FOR RENT (PLEASE PRINT)**

This is a rental application **only** and does not constitute acceptance of the applicant as a tenant nor a rental agreement or tenancy relationship between the parties. **If more than 2 individuals will be conducting business in the space, a separate rental application is to be completed.** Inaccurate or falsified information will be grounds for denial of the application or eviction from the premises.

**NON-REFUNDABLE APPLICATION FEE: \$50.00** for the principal applicant and **\$35.00** for each additional business partner on contract. This nonrefundable application fee is not a deposit and **does not** apply toward rent, unless specified, should the applicant, after the qualifying process, be accepted as a tenant. The application fee is to cover the costs of qualifying the applicant as a prospective tenant. A portion of the application fee is being applied to credit and criminal background reports. **Should the tenant change their mind, deposit left to hold the property shall be non-refundable.**

APPLICATION FEE OF \$ \_\_\_\_\_ PAID ON \_\_\_\_\_ RECEIPT # \_\_\_\_\_  
PAYMENT METHOD (circle one) 1. Debit 2. CashApp 3. Zelle 4. Check 5. Money Order 6. Credit (add \$16 credit card fee)  
PROPERTY ADDRESS \_\_\_\_\_ REQUESTED MOVE IN DATE \_\_\_\_\_  
MONTHLY RENT \$ \_\_\_\_\_ SEC. DEPOSIT \$ \_\_\_\_\_ LEASE TERM (circle one) 2 years 1 year 6 months (increase rent by 1.5x)

**Credit / Rental History****BUSINESS INFORMATION**

BUSINESS ENTITY NAME \_\_\_\_\_ TAX ID # \_\_\_\_\_  
ENTITY TYPE (check one) ☐ DBA ☐ LLC ☐ C Corp ☐ S Corp ☐ Limited Partnership ☐ Partnership ☐ Other: \_\_\_\_\_  
BUSINESS EMAIL \_\_\_\_\_ TELEPHONE# \_\_\_\_\_  
BRIEF DESCRIPTION OF THE BUSINESS: \_\_\_\_\_ (i.e. daycare, restaurant, medical office, etc.)  
FOUNDING DATE: \_\_\_\_\_  
PRESENT ADDRESS (where are you currently operating?): \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
HOW LONG (years) \_\_\_\_\_ (months) \_\_\_\_\_ MONTHLY PAYMENT \_\_\_\_\_ LANDLORD \_\_\_\_\_ PHONE \_\_\_\_\_

**INDIVIDUAL INFORMATION**

PRINCIPAL APPLICANT NAME (last) \_\_\_\_\_ (first) \_\_\_\_\_ (middle Int.) \_\_\_\_\_  
DATE OF BIRTH \_\_\_\_\_ SOCIAL SECURITY # \_\_\_\_\_ DL # \_\_\_\_\_ STATE \_\_\_\_\_ TX \_\_\_\_\_  
Email Address \_\_\_\_\_ TELEPHONE# \_\_\_\_\_  
HOME ADDRESS: \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
HOW LONG (years) \_\_\_\_\_ (months) \_\_\_\_\_ MONTHLY PAYMENT \_\_\_\_\_ LANDLORD \_\_\_\_\_ PHONE \_\_\_\_\_  
EMPLOYED BY: \_\_\_\_\_ POSITION \_\_\_\_\_  
SUPERVISOR \_\_\_\_\_ EMPLOYER ADDRESS \_\_\_\_\_  
HOW LONG (years) \_\_\_\_\_ (months) \_\_\_\_\_ MONTHLY GROSS PAY \$ \_\_\_\_\_ OTHER INCOME (describe) \$ \_\_\_\_\_

SECONDARY APPLICANT NAME (last) \_\_\_\_\_ (first) \_\_\_\_\_ (middle Int.) \_\_\_\_\_  
DATE OF BIRTH \_\_\_\_\_ SOCIAL SECURITY # \_\_\_\_\_ DL # \_\_\_\_\_ STATE \_\_\_\_\_  
Email Address \_\_\_\_\_ TELEPHONE# \_\_\_\_\_  
HOME ADDRESS: \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
HOW LONG (years) \_\_\_\_\_ (months) \_\_\_\_\_ MONTHLY PAYMENT \_\_\_\_\_ LANDLORD \_\_\_\_\_ PHONE \_\_\_\_\_  
EMPLOYED BY: \_\_\_\_\_ POSITION \_\_\_\_\_  
SUPERVISOR \_\_\_\_\_ EMPLOYER ADDRESS \_\_\_\_\_  
HOW LONG (years) \_\_\_\_\_ (months) \_\_\_\_\_ MONTHLY GROSS PAY \$ \_\_\_\_\_ OTHER INCOME (describe) \$ \_\_\_\_\_

**CREDIT REFERENCES:** Local (if possible)

(1) \_\_\_\_\_ PHONE# \_\_\_\_\_  
(2) \_\_\_\_\_ PHONE# \_\_\_\_\_  
(3) \_\_\_\_\_ PHONE# \_\_\_\_\_

Bank/Branch \_\_\_\_\_

Checking Acct # \_\_\_\_\_

**PERSONAL REFERENCE: (Local, if possible)**

Name \_\_\_\_\_ Telephone \_\_\_\_\_

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

**PERSON TO BE NOTIFIED IN CASE OF EMERGENCY:**

Name \_\_\_\_\_ Telephone \_\_\_\_\_

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

**ATTACH THE FOLLOWING**

- ☐ Balance sheet  
☐ Income statement  
☐ Liability insurance policy; Insurance agency: \_\_\_\_\_  
☐ Proof of funds on deposit  
☐ Federal income tax returns for the past 3 years

**FULL NAMES OF ALL KEY STAFF TO OCCUPY THE COMMERCIAL SPACE AND TITLES (OTHER THAN THOSE LISTED ABOVE):**

NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_  
NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_  
NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

Why are you leaving your current place of business? \_\_\_\_\_

How did you find out about our rental? ☐ newspaper ☐ drive-by ☐ word of mouth ☐ other: \_\_\_\_\_

Have you given legal notice where you are renting now? ☐ yes ☐ no

Have you been evicted in the last 5 years? ☐ yes ☐ no

Name of landlord and circumstances, \_\_\_\_\_ Telephone# \_\_\_\_\_

Have you ever filed a petition for bankruptcy? ☐ yes ☐ no If yes, why? \_\_\_\_\_

Have you ever been convicted of a crime? ☐ yes ☐ no If yes, why? \_\_\_\_\_

**AUTHORITY FOR RELEASE OF INFORMATION** This release will constitute my/our consent and authority to examine statements and information regarding my/our background. I authorize you to contact my/our present and previous landlords, law enforcement agencies, credit agencies, Dun & Bradstreet report, and other references listed above. I/We hereby authorize the release of any and all data or records to 123 RENT, INC. This authorization given in connection with a financial, criminal and previous rental history investigation being conducted related to my/our application credit dealing with rental property. We acknowledge that my/our application fee will not be refunded if the Landlord does not accept this application. I/We understand that I/we acquire no rights in a rental unit until I/we sign a Rental Agreement on the rental unit (noted above) to be held in accordance with the Rental Agreement. I/We declare the foregoing to be true under penalty of perjury. I/We agree that the Landlord may terminate any agreement entered into reliance on any misstatement made above. I/We understand that my/our rent will commence upon the date of approval of my/our rental application and the availability of the dwelling, whichever occurs later. I/We acknowledge that the information provided herein is true and complete, and I have the authority to so act for and on behalf of the above referenced firm/entity. I understand that any material misstatements or misrepresentation may serve as a reason to deny this application or could constitute a breach of any lease entered.

Signature of Applicant \_\_\_\_\_

Signature of Co-Applicant \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

THIS APPLICATION IS THE SOLE PROPERTY OF 1 2 3 RENT, INC. IT SHALL NOT BE DUPLICATED NOR RETURNED TO PROSPECTIVE TENANT UNDER ANY CIRCUMSTANCES.