

COMMERCIAL LEASE APPLICATION FORM

Address of Premises:

Street Address:.....

Applicant's Details:

Company/Business/Personal Name:..... ABN.....

Phone:..... Mobile:..... Email:..... Fax:.....

Registered/Personal Address:.....

Proposed Use of Premises:

Do you currently Lease or Own a Property: Yes No **Is it/are they Leased or Owned**
(if more than one property is leased
and/or owned, please attach annexure
with details as noted below)

Address of premises currently leased (or owned) by the applicant:.....

Landlord/Managing Agent of premises:..... Contact Phone No:.....

Email:..... How long have rented/owned the current premises?:.....

If less than two (2) years, previous leased premises & name of landlord/agent:.....

If you own a property and have a mortgage, who is the mortgage with? (name of lender):.....

How much equity do you have in the property?

Trade References:

1) Business Name of Referee:.....

Contact:..... Contact's Phone No:.....

2) Business Name of Referee:.....

Contact:..... Contact's Phone No:.....

PLEASE ALSO PROVIDE WRITTEN REFERENCES WHERE POSSIBLE

Banking References:

1) Financial Institution :.....

Banker's Name:..... Contact No:.....

2) Financial Institution:.....

Banker's Name:..... Contact No:.....

PLEASE ALSO PROVIDE WRITTEN REFERENCES WHERE POSSIBLE

Proposed Business Structure:

Under which corporate structure do you propose to enter into the lease and carry out the business (eg. sole trader, proprietary company, partnership, etc.).....

Please provide details of that structure (eg. name of sole trader, partners, directors, shareholders etc.).....

Assets and Liabilities of company tenant or sole trader.

If proposed tenant is a company or sole trader list all assets and liabilities of the company or the sole trader by attaching a statement to this application marked A. Kindly provide full particulars sufficient to properly identify each asset and liability listed.

PLEASE ENSURE ANNEXURE “A” IS ATTACHED TO THIS APPLICATION, IF APPLICABLE

Particulars of directors of company tenant

If the Business structure is to be a company, please provide details of Directors/shareholders who will give personal guarantees;

1)Full name ;.....

Residential Address;.....

2)Full name;.....

Residential Address;.....

Assets and Liabilities of directors/guarantors

Please list all assets and liabilities of directors by attaching a statement to this application marked B. Kindly provide full particulars sufficient to properly identify each asset and liability, eg, full address of property, branch of bank indebted to etc.

PLEASE ENSURE ANNEXURE “B” IS ATTACHED TO THIS APPLICATION IF APPLICABLE

Your Solicitor’s details;

Full name.....

Address.....

Contact person..... Contact telephone number.....

Previous business experience;

Please provide details and a description/history of your previous business experience(attach separate sheet if required)

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Business/Lease proposal

Please attach a lease proposal. Such proposal should include, amongst other things:

- Lease commencement date
- The term of lease you desire, including any options (if applicable);i.e. 2 years x 2 years
- The proposed rent;
- Proposed rent reviews;
- Proposed Fitout Period
- A brief description of the fit-out you intend to undertake (if applicable) and its estimated budget.
- ~~Proposed Landlord's works on the leased premises.~~
- ~~Proposed D.A to council for change of uses & building works~~

Deposit; \$ ()

Upon your application being successful, a holding deposit of () months rent, plus GST must be provided and also a separate (non refundable) deposit for the lease preparation prior to the lease document being prepared. The lease preparation fee will be requested either by Matthew Lepouris Pty Ltd or our Solicitors, Anastasia Lepouris, Solicitors once instructed by us to prepare a lease.

Declaration;

I/We the Applicant hereby authorise Matthew Lepouris Pty Ltd to check all references and information provided by the applicant and make further enquiries as this office may deem appropriate. The applicant agrees that submitting an application does not constitute any acceptance by the lessor company of the applicant's offer to lease the demised premises. The applicant warrants and declares that it(or if a company, its directors) is not and has never been insolvent or bankrupt.

I/We, as the applicant(s) sincerely and solemnly declare the information I/we have provided in this application to be true and correct under the provisions of the Oaths Act 1900

Signature of Applicant(s);.....

Signature of Applicant(s).....

Dated;.....

MATTHEW LEPOURIS PTY LIMITED
Level 1, 2-12 Foveaux St, Surry Hills,2010
Ph; 92126724