

## Commercial application requirements

Please provide the following documents along with the commercial application:

Current tax return

6 months of financial statements (bank statements)

Picture Id

Credit application fee of \$125 must be paid with cashier's check or money order or you can call in for an ACH payment w/Debbie. Her number is 512-353-3002 ext. 104.

Thank you kindly,

VJE Realty

1504 Aquarena Springs Dr., Ste 204

San Marcos, Tx 78666



# COMMERCIAL LEASE APPLICATION

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
©Texas Association of REALTORS®, Inc. 2022

## 1. INDIVIDUAL:

Name: \_\_\_\_\_  
 E-mail: \_\_\_\_\_ Home Phone: \_\_\_\_\_  
 Work Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_  
 Soc. Sec. No.: \_\_\_\_\_ Driver License No.: \_\_\_\_\_  
 Date of Birth: \_\_\_\_\_  
 Home Address: \_\_\_\_\_ How long at this address? \_\_\_\_\_  
 Bank Name: \_\_\_\_\_  
 Bank Address: \_\_\_\_\_  
 Type Account: \_\_\_\_\_ Account No.: \_\_\_\_\_  
 Type Account: \_\_\_\_\_ Account No.: \_\_\_\_\_  
 Bank Officer: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Your Employer: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Employer Address: \_\_\_\_\_  
 If employed less than two years, please list previous employer: \_\_\_\_\_  
 Previous Employer Address and Telephone: \_\_\_\_\_

## 2. BUSINESS:

Name: \_\_\_\_\_  
 E-mail: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Tax I.D. No.: \_\_\_\_\_  C Corp  S Corp  Gen'l Partnership  L.T.D.  L.L.C.  P.A.  
 Other Operating Name or DBA: \_\_\_\_\_  
 DUNS Number: \_\_\_\_\_  
 Address: \_\_\_\_\_ How long at this address? \_\_\_\_\_  
 Current Landlord or Management Company: \_\_\_\_\_  
 Contact & Telephone No.: \_\_\_\_\_  
 If less than two years at current address, please list previous Landlord: \_\_\_\_\_  
 Previous Address & Telephone No.: \_\_\_\_\_  
 Bank Name: \_\_\_\_\_  
 Bank Address: \_\_\_\_\_  
 Type Account: \_\_\_\_\_ Account No.: \_\_\_\_\_  
 Type Account: \_\_\_\_\_ Account No.: \_\_\_\_\_  
 Bank Officer: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Please list two Credit References, their telephone numbers, and your account number for those references:  
 \_\_\_\_\_  
 \_\_\_\_\_

(TXR-2120) 07-08-22 Initialed for Identification by Applicant: \_\_\_\_\_, \_\_\_\_\_

**Emergency Contact Information:**

Name: \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**Attach or deliver in a secure manner within 5 days after the date of this Application the following:**

- Balance sheet
- Income statement
- Federal income tax returns for the past 1 years
- Proof of funds on deposit
- \_\_\_\_\_ **Proof of Identification** \_\_\_\_\_

**Authorization:** Applicant authorizes Landlord and Landlord's agent, at any time before, during, or after any tenancy, to:

- (1) obtain a copy of Applicant's credit report;
- (2) obtain a criminal background check related to Applicant and any other occupant; and
- (3) verify any rental or employment history or verify any other information related to this application with persons knowledgeable of such information.

**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.

**Privacy Policy:** Landlord's agent or property manager maintains a privacy policy that is available upon request.

Applicant represents that the statements in this application are true and complete. Applicant understands that providing inaccurate or incomplete information is grounds for rejection of this application and that Landlord is relying on the truthfulness and completeness of the information in making Landlord's decision whether to enter into a lease with Applicant.

**Data Security:** If Applicant attaches or delivers nonpublic personal information, like bank account numbers or other financial information, it is recommended that Applicant do so in a secure manner to reduce the risk of fraud or theft.

Date: \_\_\_\_\_

**Applicant:** \_\_\_\_\_

By: \_\_\_\_\_

By (signature): \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_

By (signature): \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_



# AUTHORIZATION TO RELEASE INFORMATION RELATED TO A LEASE APPLICANT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
©Texas Association of REALTORS®, Inc. 2022

I, \_\_\_\_\_ (Applicant), have submitted an application to lease a property at 225 CM Allen Parkway, San Marcos, TX 78666 (address, city, state, zip).

The Landlord, Broker, or Landlord's representative is:

Vance Elliott (name)  
1504 AQUARENA SPRINGS #204 (address)  
San Marcos, Texas, 78666 (city, state, zip)  
(512)353-3002 (phone) \_\_\_\_\_ (email)

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.

Date: \_\_\_\_\_

Applicant: \_\_\_\_\_

By: \_\_\_\_\_

By (signature): \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_

By (signature): \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

(TXR-2120) 07-08-22



# COMMERCIAL LEASE GUARANTY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
©Texas Association of REALTORS®, Inc. 2010

**GUARANTY TO COMMERCIAL LEASE CONCERNING THE LEASED PREMISES AT \_\_\_\_\_**  
\_\_\_\_\_ **between**  
**Vance J. Elliott Realty** \_\_\_\_\_ **(Landlord) and**  
\_\_\_\_\_ **(Tenant).**

- A. In consideration for Landlord leasing the leased premises to Tenant, the undersigned Guarantor (whether one or more) guarantee Tenant's performance under the above-referenced lease.
- B. If Tenant fails to timely make any payment under the lease, Guarantors will promptly make such payment to Landlord at the place of payment specified in the lease. Guarantor is responsible for any property damage to the leased premises or Property (as defined in the lease) for which Tenant is responsible under the lease. If Tenant breaches the lease, Guarantor will: (i) cure the breach as may be required of Tenant by the lease; or (ii) compensate Landlord for Landlord's loss resulting from the breach.
- C. Guarantor guarantees Tenant's obligations under the lease regardless of any modification, amendment, renewal, extension, or breach of the lease. Guarantor waives any rights to notices of acceptance, modification, amendment, extension, or breach of the lease. Each Guarantor is jointly and severally liable for all provisions of this guaranty. This guaranty is binding upon Guarantor's heirs, executors, administrators, successors, and assigns. Filing for bankruptcy by Tenant will not diminish Guarantor's obligations under this guaranty.
- D. The laws of the State of Texas govern the interpretation, validity, performance, and enforcement of this guaranty. Any person who is a prevailing party in any legal proceeding brought under or related to this guaranty is entitled to recover attorney's fees from the nonprevailing party.
- E. Guarantor authorizes Landlord to obtain a copy of any consumer or credit report of Guarantor from any consumer reporting agency and to verify relevant information related to Guarantor's creditworthiness from other persons such as banks, creditors, employers, existing and previous landlords, and other persons.
- F. Guarantor will provide Guarantor's current financial information (balance sheet and income statement) to Landlord within 30 days after request by Landlord. Landlord may request the financial information no more frequently than once every 12 months.
- G. Special Provisions:

**Guarantor:**

Signature: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 SS# or Tax ID#: \_\_\_\_\_ Date: \_\_\_\_\_

**Guarantor:**

Signature: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 SS# or Tax ID#: \_\_\_\_\_ Date: \_\_\_\_\_

**Witness:** \_\_\_\_\_

**Witness:** \_\_\_\_\_