

Commercial Leasing Policy

We are pleased that you are considering moving your business to our location. Our management team has a thorough screening process. If you meet the application criteria and are accepted, you will have the peace of mind of knowing that all other neighboring businesses were screened with equal care.

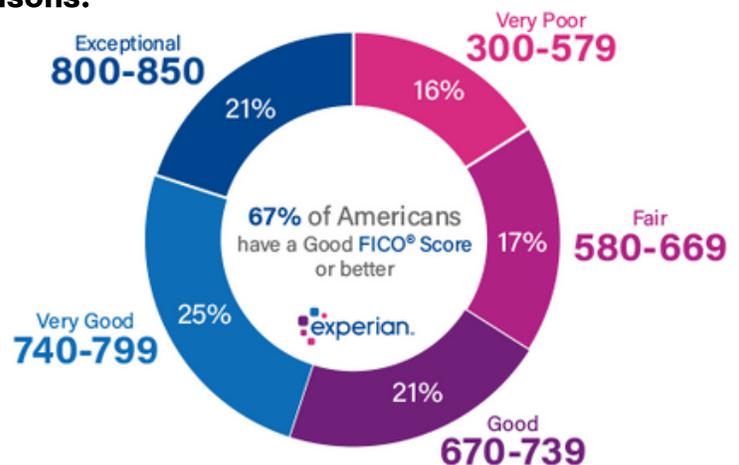
Waldman Management Group, Inc. provides an equal opportunity to all. We abide by all fair housing practices and do not discriminate on the basis of race, color, religion, sex, disability, national origin, familial status, ancestry, age, marital status, source of income, sexual orientation, or other factors that are unrelated to an applicant's ability to comply with the lease agreement and community policies.

Please review the following qualifying standards, and if you feel you meet the criteria, please complete the Commercial Application.

- 1. A completed Commercial Application.** Applications that do not have all areas completed or an explanation for omissions will be returned to the applicant.
- 2. Business License.** We require a copy of your current business license if you have one.
- 3. Two years of verifiable rental history from an unbiased source.** Please provide us with the name, date, and contact number of previous owners/managers so that we may contact them for a reference. Applicants who are related by blood or marriage to previous landlords or do not have two years of verifiable rental history may be required to pay a higher deposit (or have a qualified cosigner. All cosigners must complete an application and meet the qualifying standards.)
- 4. Financial documentation.** Please provide proof of your ability to pay rent by supplying copies of the last two (2) years' tax returns, financial statements (i.e. Profit & Loss or Income & Expense statements), your company's last three (3) months of bank statements, etc.
- 5. A satisfactory credit report.** All applicants signing the application will be authorizing management to run a credit report on the company's principal or the individual submitting the application.

An application may be denied for the following reasons:

- Incomplete application or false information.
- Inability to verify rental history or poor references from previous landlords.
- Inadequate verifiable income to meet rental criteria.
- A credit score below 670 or judgments for evictions or financial delinquency.



The application fee is \$35 per application. We process all applications in the order in which they are received. We will accept the first qualified applicant.