



CREDIT REVIEW

Prospective Tenant:

Thank you for your interest in leasing space with Dinerman Group, LLC. We perform a thorough credit evaluation of our tenants and request that you provide us with the following:

Entities:

- Complete a Lease Application (Form included)
- Previous two years' year-end balance sheet and income statement
- Most recent year-to-date balance sheet and income statement
- Build-out budget for proposed space (updated and more specific as we move to lease execution)
- Business Plan (if a start-up, a forecast of income and expenses should be made showing the first year(s) of operation noting funding sources)
- \$75 Lease Application Fee paid by check or online at dinerman.twa.rentmanager.com/applynow

Individuals/Guarantors (personal guarantees will be required if not an existing business or inadequate signing entity):

- Complete Lease Application (Form included)
- Last two years' personal tax returns (support schedules unnecessary)
- Personal financial statement (form included)
- Supporting documentation for any listed assets on your personal financial statement (recent bank and brokerage statements, real estate tax assessments, etc.)
- Copy of current Driver's License
- \$75 Lease Application Fee paid by check or online at dinerman.twa.rentmanager.com/applynow

All information will be kept strictly confidential. Timely submission of ALL documentation will hasten the leasing process. Information can be submitted via e-mail, facsimile, or postal service (please indicate tenant name, and property in all correspondence):

Dinerman Group, LLC
581 Village Trace NE
Building 12A-Suite 250
Marietta, GA 30067
Fax: (404) 631-6352
Justin@dinermangroup.com

We appreciate the opportunity to serve your needs.

Best Regards,

Dinerman Group, LLC



PROSPECTIVE TENANT CREDIT APPLICATION

COMPANY NAME: _____ Phone: _____
Business Address: _____
City, State, Zip: _____
E-mail address: _____ Years in Business: _____ Years at Current Location: _____
Size of Current Premises: _____ Current Rent: _____ Number of Employees: _____
Present Landlord: _____ Phone: _____
Proposed Use of Premises: _____
Will any Hazardous Materials be Stored or used on the Premises? Yes No If yes, please attach list (i.e. MSDS sheets)

TYPE OF BUSINESS ORGANIZATION: (Complete A, B or C) [Please attach Financial Information noted below.]

A. SOLE PROPRIETORSHIP:

1. Owner's Name: _____ Phone: _____
Residence Address: _____ Zip Code: _____
Do you Own or Rent ? For How Long? _____
Social Security No: _____ Driver's License No: _____

B. PARTNERSHIP:

1. Name: _____ Social Security No.: _____
Residence Address: _____
Phone: _____
2. Name: _____ Social Security No.: _____
Residence Address: _____
Phone: _____

By signing below, you hereby declare that the representation of facts contained in the foregoing application are considered part of the lease and are true and correct. If any information herein contained is false, the lease made on strength of this application may, at the option of Landlord, be terminated at any time. **By signing below, you authorize the Landlord to verify the above statements including, but not limited to, business and individual credit information, now or any time during the lease term.**

Signature: _____ Print Name: _____ Date: _____
Signature: _____ Print Name: _____ Date: _____

C. CORPORATION: Federal Tax ID: _____ Date Incorporated: _____ State of Incorp.: _____
 Parent Corp.: _____ Division/Subsidiary of: _____

CORPORATE OFFICERS:

1. Name: _____ Title: _____
Residence Address: _____
Phone: _____
2. Name: _____ Title: _____
Residence Address: _____
Phone: _____

By signing below, you hereby declare that you have been given authority by the Corporation listed above to represent the facts contained in the foregoing application, and that these facts are considered part of the lease and are true and correct. If any information herein contained is false, the lease made on strength of this application may, at the option of Landlord, be terminated at any time. **By signing below, you authorize the Landlord to verify the above statements including, but not limited to, business credit information, now or any time during the lease term.**

Signature: _____ Date: _____
Print Name: _____ Title: _____

LEASE GUARANTOR: _____ Social Security No.: _____
 Residence Address: _____

LEASE GUARANTOR: _____ Social Security No.: _____
 Residence Address: _____

By signing below, you hereby declare that the representation of facts contained in the foregoing application are considered part of the lease and are true and correct. If any information herein contained is false, the lease made on strength of this application may, at the option of Landlord, be terminated at any time. *By signing below, you authorize the Landlord to verify the above statements including, but not limited to, individual credit information, now or any time during the lease term.*

Signature: _____ Print Name: _____ Date: _____
 Signature: _____ Print Name: _____ Date: _____

BANK REFERENCES:

Checking: _____ Branch: _____ Account No.: _____
 Savings: _____ Branch: _____ Account No.: _____

CREDIT REFERENCES:	Account No.	Phone	Contact
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____

FINANCIAL INFORMATION:

ENTITIES:

- 2 Years of business financial statements, including balance sheet and income statements, prepared by and independent account.
- Authorization for entering into the transaction.

INDIVIDUALS:

- 2 Years of personal tax returns.
- A personal financial statement, prepared by an independent accountant.
- Verification of current assets – copies of investment accounts, banking references.

Personal Financial Statement

Answer all questions using "no" or "none" where necessary.
Please begin by completing schedules on reverse side.

Personal Information			Date of statement
Name (first, middle, last)		Birthdate	Social security number
Home address (include apt.)		City, State, Zip	How long?
Phone number	Fax number	E-mail address	
Business/Employer		Title/Position	How long?
Business address		City, State, Zip	Phone number
Do you have any dependents? If yes, list ages		Do you have a will? If yes, name of executor	
Have you ever taken bankruptcy? If yes, explain		Are you a defendant in any suits or legal actions?	
Joint statement, list names of individuals whose assets, liabilities and income are included			
Present Landlord (if applicable) Address & Phone number			
Assets		Liabilities	
Cash, on hand and unrestricted in banks from below	\$	Notes payable to banks Schedule 1	\$
Accounts/Notes-receivable Schedule 2	\$	Notes and accounts due others Schedule 1	\$
Cash surrender value life insurance. (Do not deduct loans) Schedule 3	\$	Loan(s) against life insurance Schedule 3	\$
Listed (AMEX, NYSE) stocks, bonds, US Govt. Securities Schedule 4	\$	Brokers margin accounts	\$
Other stocks and bonds Schedule 4	\$	Taxes accrued but unpaid	\$
Real Estate at cost or market value Schedule 5	\$	Mortgages payable on real estate Schedule 5	\$
Automobiles	\$		\$
	\$		\$
	\$		\$
Other assets - itemize	\$	Other liabilities - itemize	\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
Total Assets	\$	Total Liabilities	\$
Net Worth			
Subtract your total liabilities from total assets and enter figure to right			
Contingent Liabilities			
As guarantor or co-maker, legal claims on leases or contracts			
Income Information		Banking Relationships	
Alimony, child support or separate maintenance income need not be revealed if you do not wish to have it considered as a basis for repaying this obligation		Name and address of bank	
	Monthly - Annual	Single (S) Joint (J) Trust (T)	
Salary (Gross)	\$		Cash Balance
Bonus and commissions, dividends, interest	\$		\$
Rental Income	\$		\$
Other - itemize	\$		\$
	\$		\$
Total Income	\$	Total Cash (list in Assets above)	\$

I warrant that there is no judgment against me nor lien unsatisfied upon my property except as shown, nor prior suit pending against me in any court, that no assets are pledged in any manner not shown herein, and that this statement is true and complete and is offered for the purpose of obtaining credit. Dinerman Group, LLC is authorized to check my (our) credit and employment history, and to answer questions about its credit experience with me (us). With joint credit, all applicants must sign.

Date _____ Signature _____ (Seal)

Date _____ Signature _____ (Seal)

Please Complete Schedules on Reverse Side

