



MATTHEW LEPOURIS PTY LTD

COMMERCIAL LEASE APPLICATION FORM

Address of Premises:

Street Address:

Applicant's details

Company/Business/Personal Name:

Phone: 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:

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Landlord/Managing Agent of premises:

Contact Phone No: Email:

How long have you rented/owned the current premises:

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

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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?



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Trade References:

1) Business Name of Referee:

Contact: Business Name of Referee:

Contact's Phone No:

2) Business Name of Referee:

Contact: Business Name of Referee:

Contact's Phone No:

(PLEASE ALSO PROVIDE WRITTEN REFERENCES WHERE POSSIBLE)

Banking References:

1) Financial institution:

Banker's name: Contact's Phone no:

2) Financial institution:

Banker's name: Contact's Phone no:

(PLEASE ALSO PROVIDE WRITTEN REFERENCES WHERE POSSIBLE)

Proposed Business Structure:

Under which corporate structure do you propose to enter into the Lease Agreement and carry out the business? (e.g., sole trader, proprietary company, partnership, etc)

Please provide details of the proposed business structure

(e.g., name of sole trader, partners, directors, shareholders, etc.)

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Assets & 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 and/or Shareholders who will give personal guarantees:

- 1) Full name:
Residential Address:

- 2) Full name:
Residential Address:

Assets & 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 e.g., full address of property, branch of bank indebted to etc.

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

Your Solicitors Details:

Full name:.....
Address:.....
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 Agreement Proposal

Please attach a Lease Agreement 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 Fit out Period
- A brief description of the fit-out you intend to undertake (if applicable) & its estimated budget
- Proposed Landlord's works on the leased premises
- Proposed D.A to council for change of uses and 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 Agreement preparation prior to the Lease Agreement document being prepared. The Lease Agreement preparation fee will be requested either by Matthew Lepouris Pty Ltd or our Solicitors, Lepouris Markakis Solicitors once instructed by us to prepare a Lease Agreement.

Declaration

I/We the Applicant hereby authorize 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*.

If Sole Trader:

Name(s) of Applicant(s):

Signature of Applicant(s):

Dated:

If Company:

Name(s) of Director(s):

Signature of Director(s):

Dated:

MATTHEW LEPOURIS PTY LIMITED
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