

TENANT ESTOPPEL CERTIFICATE

I. **PARTIES.** This Estoppel Certificate ("Estoppel") is made this _____, 20____, between:

Landlord: _____, with a mailing address of _____, ("Landlord"), and

Tenant: _____, with a mailing address of _____ ("Tenant").

Landlord and Tenant are each referred to herein as a "Party" and, collectively, as the "Parties."

The purpose of this Estoppel is to verify the details of an agreement made between the Parties for the leasing of real estate as described ("Lease"):

II. **PROPERTY.** Under the Lease, the Tenant agrees to the following property:

Type of Property: Commercial Residential

Property Address: _____.

Addtl. Description: _____.

Hereinafter known as the "Premises."

III. **TERM.** The Lease is for a: (check one)

- Fixed Term. The Lease started on _____, 20____, and ends on _____, 20____ ("Term"). The Lease has: (check one)

- No Renewals.

- Renewals. The Lease has renewal periods described as:

_____.

- Month-to-Month Tenancy. The Lease started on _____, 20____, and may be terminated, at any time, with notice of at least ____ days prior to the next payment of Rent.

IV. **RENT.** The Rent mentioned in the Lease, payable by the Tenant to the Landlord, is \$_____ due on the ____ of every month ("Monthly Rent").

In addition to the Monthly Rent, the Tenant is also responsible for: (check one)

- No other obligations.

- Other obligations. Described as: _____

Hereinafter known as the "Rent."

V. DEPOSITS. As part of the Lease, the Tenant has paid the following: (check all that apply)

- Security Deposit. \$ _____
- Last Month's Rent. \$ _____
- Rent Pre-payment. \$ _____
- Other. _____ . \$ _____

VI. MODIFICATION. The Lease: (check one)

- Has NOT Been Modified. The Lease has not been modified or amended from its original version.
- Has Been Modified. The Lease has been modified from its original version with the following amendments: _____.

VII. SUBLET. The Premises is currently: (check one)

- NOT Being Sublet. The Premises is currently not being sublet. The Tenant, and the Tenant only, is occupying the Premises under the terms mentioned in the Lease.
- Being Sublet. The Premises is being sublet under the following conditions: _____.

VIII. LAST PAYMENT OF RENT. The Tenant's last payment of Rent occurred on _____, 20____, in the amount of \$_____.

IX. RIGHTS TO PURCHASE. The Tenant holds: (check one)

- No Rights to Purchase the Property.
- Rights to Purchase the Property. The Tenant holds the following rights to purchase the Property: _____.

X. REPAIRS AND MAINTENANCE. Any improvements required by the Landlord: (check one)

- Have Been Satisfactory Completed.
- Have NOT Been Satisfactory Completed. Describe: _____.

XI. DEFAULT. The Lease has: (check one)

- Not Been Breached by Either Party.
- Been Breached. The Lease has been breached by the Landlord Tenant by: _____.

XII. LIENS AND ENCUMBRANCES. I certify as the Tenant that there are no liens or encumbrances attached to the leasehold interest of the Premises. The Tenant understands that this certificate will be considered valid by any third (3rd) party.

XIII. ADDTL. TERMS AND CONDITIONS. _____

I, the Tenant, declare (or certify, verify, or state) under penalty of perjury that the foregoing is true and correct.

Signature: _____ **Date:** _____

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On _____, 20____, before me, _____,
 a Notary Public in and for the State of State, personally appeared
 _____, who proved to me on the basis of satisfactory evidence to
 be the person(s) whose name(s) is/are subscribed to the within instrument and
 acknowledged to me that he/she/they executed the same in his/her/their authorized
 capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
 the entity upon behalf of which the person(s) acted, executed the instrument. I certify
 under PENALTY OF PERJURY under the laws of the State of
 _____, that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature: _____

My Commission Expires: _____

