LOVE & CO

RESERVOIR | COMMERCIAL

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COMMERCIAL/RETAIL APPLICATION

Applicant name:

Property address:



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1.1 Applicant Details				
Applicant (if an individual) First/G	iven Name (s)	Last Name		
Home Address				
Home Phone	Work Phone	Mobile Phone		
E-mail Address				
Date of Birth	Drivers License No	Drivers License State		
Passport No.	Passport Issuing Country_	Tax File No		
1.2 Company Details				
		Trading Name		
Company Address				
Phone No.				
Age of business				
		Company TFN		
		Lease or owned premises?		
Name of current Landlord / Agent	•	Loade of owned premises.		
•		aid Was the Bond refunded in full?		
1.3 Company Director(s)				
		_ Last Name		
Home Address				
		Mobile Phone		
E-mail Address				
		Drivers License State		
•		Last Name		
Home Address				
		Mobile Phone		
E-mail Address				
		Drivers License State		
Passport No.				
	rassport issuing country_			
1.4 Application Details				
Your proposed use of the premises				
Annual/Monthly rental lease period	option(s)			
Lessee's proposed works (if any)				
Special Conditions (if any)				
1.5 Applicant's Business S	tructure			
Sole Trader Partnership		Lisanos		
		License		
1.6 Applicant Solicitor's De				
Solicitors:		Address:		
Contact Name:		Tel: Fax:		
Free Utility Connection Se	rvice			
myconnect	Unless I have opted out of this section, I/w			
myconnect is a FREE and easy to	of nominated utility services; consent to m	n this form to myconnect ABN 65 627 003 605 for the purpose of arranging the connection yconnect disclosing personal information to utility service providers for the stated purpose consent to myconnect disclosing confirmation details (including NMI, MIRN, utility provider)		
use utility connection service		geonnect may receive a fee/incentive from a utility provider in relation to the connection of a yeonnect is a free service, a standard connection fee and/or deposit may be required by		
	various utility providers; acknowledge that	t, to the extent permitted by law, the Conveyancer, its employees and myconnect shall not		
		g consequential loss and loss of profits) to me/us or any other person or any property as a act or omission by the utility provider or for any loss caused by or in connection with any		
Yes, Please connect me		are to connect or provide the nominated utilities. I acknowledge that myconnect record all		
Tick here to opt out	red agl Origin © EnergyAustra	tiar Simplyenergy OPTUS Belong Trice FOXTEL CGU		

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2.0 Your Current Business (please	e attach any additic	nal supporting information as require	d)
2.1 Applicant's Retail/Commercial and Business/Management experience Please outline your current retailing activities together with your background and history within the retail industry, including experience managing retail businesses:		2.3 Permitted Use - Full description of products to Detail the complete listing of all the individual good wish to sell. Please note that if your application is a agreed goods and services taken from the below li in your lease and nothing further will be added. (If t space, please attach extra pages as required – this proposed menu, where relevant.)	ds and services you pproved, then the sting will be recorded here is insufficient
2.2 Other relevant information (attach separately where necessary)			
3.0 Financial Statement			
assets,etc). Please also attach to your applications. 3.1 I confirm I have included the following with	n a copy of your company n my application: with supporting document	ng documentation where required (eg. evidence of base last Annual Report and/or Profit & Loss Statements ation) Profit & Loss Statement Balance	and Balance Sheets.
LIABILITIES	AMOUNT OWING	ASSETS	PRESENT VALUE
MORTGAGE	AMOUNT OWING	HOUSE/PROPERTY/LAND	PRESENT VALUE
1.	\$	1.	/ /
2.	\$	2.	\$
3.	\$	3.	
LOANS		OTHER PROPERTY (DETAIL)	
1.	\$	1.	\$
2.	\$	2.	\$
3. HIRE PURCHASE	\$	3. FURNITURE & HOUSEHOLD EFFECTS PLANT & MACHINERY	\$
1.	\$	1.	\$
2.	\$	2.	\$
3.	\$	3.	\$
BANK O'DRAFT (CURRENT OWINGS)	\$	STOCK IN TRADE	\$
OTHER LIABILITIES		BANK ACCOUNT BALANCE	\$
1.	\$	CASH ON HAND	\$
2.	\$	SHARES OR SIMILAR (MARKET VALUE)	\$
3.	\$		
		OTHER ASSETS (DETAIL)	
		1.	\$
		2.	\$
		3.	\$
TOTAL LIABILITIES	\$	TOTAL ASSETS	\$
Surplus of Assets over Liabilities is: \$ Are you or is your wife or husband an undischareither of you assigned your estate for the benefindgment recorded against you? If so, give particular products of the product o	ged bankrupt or have it of creditors or had	of the above may be required prior to proceeding with the above assets are held solely by me/us and are the information contained herein is to the best of nucleas at this date.	e not held in a trust. ny/our knowledge
		Signature of Applicant/s	Date

(If the above assets are held by joint owners, name of joint owners to be written.)

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RESERVOIR COMMERCIAE		
3.3 Disclosure	Previous Landlord / Managing Agent:	
Please provide us with information regarding any past or current convictions under Australian law. (Please note this question is optional.)	Address:	
Convictions under Australian law. (Flease note this question is optional.)	Contact: Phone:	
4.0 Applicants Commercial or Retail plan	5.2 Please note that checking references and credit references is standard procedure. There is an associated cost of \$65.00 for companies and \$25.00 for individual applicants towards completing these background checks. Should you have any objections to the checking of references and credit references, please indicate below.	
4.1 Please provide us with a copy of your budget and a business plan	Yes*, I do object	
covering the first 3 years of trading. A brief summary of your experience and the reasons why you will succeed (50-100 words).	I do not objection and confirm acceptance of above noted costs.	
	*Please note, should you object, this could delay or hinder your application being accepted for this property.	
	6.0 Please note	
	Two months rent in advance, the agreed Security Bond and your Public Liability Insurance must be supplied prior to the commencement of the Lease.	
4.2 Please provide the following details regarding the business.	Personal Guarantees are required for leases in company names.	
Your anticipated Annual Turnover Year 1 \$ Year 2 \$ Year 3 \$	 GST is payable on the rental & outgoings, unless otherwise stated. According to the standard REIV Commercial lease, all outgoings are payable by the tenant. According to the standard REIV Commercial lease, any fees 	
Proposed retail value of stock on hand (average) \$ Proposed cost of new shop fit out works \$	 associated with lease preparation are payable by non-retail tenants. Security deposits are to be held on behalf of the Lessee in an 	
Are you borrowing money for the business?	interest bearing trust account. This application is subject to approval by the landlord.	
If borrowing money, please specify amount If purchasing a business, please provide cost of:	A DEPOSIT OF \$660 MUST ACCOMPANY THE APPLICATION, TOGETHER WITH PHOTO IDENTIFICATION, FINANCIALS (COPY OF RATES NOTICE), AND RENTAL HISTORY OTHERWISE THIS	
Goodwill \$ Stock \$	APPLICATION WILL NOT BE PROCESSED.	
Fitting/Fit out \$		
4.3 Please confirm if you are happy for us to arrange an insurance quote for your Tenant public liability insurance free of charge. This will need to be submitted should you be a successful applicant as part of your lease obligations. Yes, I object OR No, I do not object If you do not object – please confirm the following in order for us to provide you with an accurate quote: Annual Turnover: Business Type: Number of staff: Are you registered for GST? Would you also like contents insured? Rebate Statement Rebate Statement form approved by the Director for Sections 48A and 49A of the Estate Agents Act 1980. Love&Co Real Estate is paid a fee for placing the insurance cover for your Tenant Public Liability Insurance. The fee paid does not affect your premium and is paid to us by the brokers with whom we are associated. The fee remunerates us for obtaining quotes, processing claims on your behalf and allows us to deal directly with your insurer.	The personal information the prospective tenant provides in this application or that which is collected from other sources is necessary for the Agent to verify the Applicant's identity and to process and evaluate the application. The personal information collected about the Applicant may be disclosed for the purpose for which it was collected, to other parties, including the landlord, referees, financial institutions, other agents, third party operators of tenancy reference databases and other third parties as required by law. Information already held on tenancy reference databases may also be disclosed to the Agent and/or landlord. The Agent may also disclose information to other parties on the Internet. The Agent will only disclose information in this way to other parties to achieve the purposes specified above or otherwise allowed under the Privacy Act 1988. If the Applicant would like to access his/her personal information held by the Agent, they can do so by contacting the Agent at the address and contact numbers contained in this Application. The Applicant can also correct this information if it is inaccurate, incomplete or out of date. If the information is not provided, the Agent may not be able to process the Application.	
5.0 References	8.0 Acknowledgment	
Please provide us with details of references we may contact and include any written references you may have with this application. Please complete the attached letters to each Referee to enable us to provide clarity with regard to Privacy Legislation.	By signing this Application the Applicant Offers to lease the Premises from the Lessor for the rent and on the terms set out herein and declares that the information provided is true and correct. The Applicant will on demand by the Lessor execute an REIV Standard Commercial Property	
5.1 Business References	Lease prepared by the Lessor's Agent or a Lease prepared by the Lessor's solicitor incorporating all the details and agreements noted in	
Bank:Branch:	 this Offer and such other terms and covenants as the Lessor's solicitor consider reasonable in the circumstances. Such Lease shall include terms 	
Contact: Phone:	and covenants that will reflect the intent of the Special Conditions herein	
Accountant:	(if any) and the cost of such Lease shall be borne by the Lessee.	
Address:Phone:Phone:	Signature of Applicant/s Date	
Trade Referee:		
Address:	<u> </u>	
Contact:Phone:	─	
Trade Referee:	Filit Name/S	
Address:	_	
D.		