

# COMMERCIAL ESTOPPEL CERTIFICATE

(Tenant Estoppel Certificate)

## I. BASIC LEASE INFORMATION

To (Lender/Buyer):

Landlord (Lessor):

Tenant (Lessee):

Property Address:

Suite/Unit Number:

Lease Date:

## II. TENANT REPRESENTATIONS & CERTIFICATIONS

The undersigned Tenant hereby certifies, represents, and warrants to the Landlord and the Buyer/Lender as of the date of this Certificate that the following statements are true, correct, and complete:

1. **Lease Agreement:** The Lease Agreement dated , constitutes the entire agreement between Landlord and Tenant. There are no other agreements, oral or written, between Landlord and Tenant regarding the Premises, except as follows:  
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2. **Lease Status:** The Lease is in full force and effect and has not been assigned, modified, supplemented, or amended in any way, except as noted above.
3. **Premises:** Tenant is in sole possession of the Premises and has opened for business. Tenant has accepted the Premises, and all construction, build-outs, and improvements required of Landlord have been completed to Tenant's satisfaction, except for:  
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4. **Lease Term:**
  - Commencement Date:
  - Expiration Date:
5. **Rental Payments:**
  - Current Monthly Base Rent: \$
  - Additional Rent (CAM/Taxes/Insurance if applicable): \$
  - Rent has been paid up to and including the date of:
  - No rent has been paid more than one (1) month in advance.
6. **Security Deposit:** Landlord holds a security deposit in the amount of \$ . No other security deposits or pre-payments have been made.
7. **No Default:** To the best of Tenant's knowledge, there exists no default, breach, or event that with the passage of time or giving of notice would constitute a default under the Lease by either Landlord or Tenant. Tenant has no claims, defenses, counterclaims, or offsets against the payment of rent.
8. **Concessions:** Tenant has no right to any free rent, rent abatement, tenant improvement allowances, or other concessions, except for:  
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9. **Options:** Tenant has no options to renew the Lease, expand the Premises, or purchase the Property, except for:  
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10. **Bankruptcy:** Tenant has not filed any voluntary petition in bankruptcy, been adjudicated bankrupt, or made an assignment for the benefit of creditors.

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### III. EXECUTION & SIGNATURE

This Certificate is made to induce the Buyer/Lender to complete the transaction with the knowledge that they will rely on the statements made herein. The individual signing below warrants that they have the authority to execute this document on behalf of the Tenant.

**TENANT:**

*(Company Name, if applicable)*

By:

*(Signature)*

Name:

Title:

Date:

**LANDLORD ACKNOWLEDGMENT (Optional):**

*(Company Name, if applicable)*

By:

*(Signature)*

Name:

Title:

Date: