

PEGASUS RESIDENTIAL

BUSINESS APPLICATION FOR DESIGNATED WORKSPACE

Business Legal Name or First Middle and Last Name (if an individual): _____		
Address _____ City _____ State _____		
Phone Number _____ Email: _____		
Principal Officer/Guarantor (Business Entity Applicant): _____		
Phone Number: _____ Email: _____		
Type of Business _____ Year Established _____		
Federal Tax ID or SSN Number _____ D.O.B. _____		
Sex: M/F: _____ Government issued I.D. _____ State: _____		

Application, Reservation, and Security Deposits

APPLICATION FEE: Applicant has submitted the sum of \$_____, which is a nonrefundable payment for processing of application, receipt of which is acknowledged by management, such sum is not a rental payment or payment of the lease fee. In the event the application is disapproved, or applicant cancels, this sum will be retained by management to cover the cost of processing application as furnished by the applicant. This application must be signed before it can be processed by the management company. The management company will act on behalf of the landlord. Any false information will constitute grounds for rejection of application and lease will be nullified.

RESERVATION FEE: Manager acknowledges receipt of \$_____ dollars nonrefundable. It will be refunded in the event of the cancellation by applicant during the first three (3) days from the date of this application for use. It is not refundable thereafter. Please note the fee is not refundable at any time if any item on this application is determined to be false and/or misleading.

Applicant acknowledges the reservation fee does not release the tenant from liability from damages to the leased space above normal wear and tear. Applicant has the right to inspect the space prior to occupancy; discrepancies are to be noted on the Move-in Checklist provided at that time. The workspace is to be inspected by Tenant and landlord (or appointee management company) before and after occupancy. Applicant is responsible for any damages upon move-out as controlled by the lease, above normal wear and tear, not listed on Move-in Checklist. The rental payment will commence on move-in date _____ whether applicant has moved in or not. Should agreed upon space not be available for anticipated move-in date and a rescheduled date is not acceptable, the applicant's reservation and application fee will be refunded.

SECURITY DEPOSIT: Applicant agrees to pay a security deposit \$_____ before taking possession of the workspace for tenant's fulfillment of the conditions of this agreement. Deposit will be returned to tenant within thirty (30) days after the terms of the agreement are fulfilled as outlined below:

1. Lease term has been fulfilled.
2. All monies due management by resident have been paid.
3. Workspace is not damaged and is left in its original condition, normal wear and tear expected.
4. Satisfied a notice as required by lease agreement.

As provided in an executed lease, the Security Deposit may be applied by management to satisfy all, or part of tenant's obligations and such act shall not prevent management from claiming damages in excess of the deposit. Tenant agrees not to apply the deposit to any rent payment. Tenant and management shall execute a Move-in/Move-Out Agreement. The exact terms of the payment, application, and reimbursement of the Security Deposit are more particularly set forth in the applicable lease between Applicant, as tenant, and landlord.

1750 Founder Pkwy., Ste. 180
Alpharetta, GA 30009
678.347.2802

www.PegasusResidential.com

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Applicant acknowledges at the time the keys are received and the rental agreement is signed, the following dollar amounts are due:

First Month and Last Month's Rent:	\$ _____
Prorated Rent:	\$ _____
Security Deposit:	\$ _____
Other:	\$ _____
TOTAL Amount Due:	\$ _____

Disclosure:

Applicants for commercial dedicated office space lease and coworking membership agreements will be accepted on a first come, first serve basis and are subject to the availability of the space requested. With respect to dedicated office workspace, "Available" is defined as those spaces which are not currently subject to a lease or for which notice has been given by an existing tenant with intention to vacate "on" or "about" a certain date. Circumstances not necessarily under management's control, may delay the date of availability, which management may believe would be ready for a new tenant. The availability can vary significantly within several hours or days.

To be considered for approval, all occupants must fully complete an application and meet the screening requirements. Any omissions, errors, or falsifications may result in denial of an application or could terminate the right to occupy the space if discovered after possessions is secured. All applicants must be 18 years of age or older.

All applications are subject to review and/or approval through an outside third-party application-processing agency, including without limitation identity verification performed by a third-party.

Criminal History: Applicant acknowledges that a criminal background check will be conducted for each applicant and any individual occupying the space on behalf of the named entity or individual in the lease. Applicant shall set forth the name of each such individual on Exhibit A to this application and shall update the Landlord and management company with any changes or additions to those individual users immediately upon such change or addition. There is no automatic disqualification based on a criminal conviction. Misdemeanors generally will not impact the decision to rent. Felonies will be reviewed on a case-by-case basis, considering factors such as the nature of the offense and the time elapsed since its occurrence. We welcome and encourage all to apply.

Insurance: You are required to purchase and maintain insurance as outlined in the lease and/or membership agreement.

Rental Payment: In addition to other rent payment provisions/policies, you will be required to make rent payments online using an online payment portal or eMoney order.

Please ask the representative any questions you have regarding the Rental Policies.

If your application is rejected, you will be given the name, address, and telephone number of the consumer reporting agencies that provided your consumer information to us.

I hereby consent to allow "Pegasus Residential, L.L.C." and/or its affiliates through their respective designated agent and its employees, to conduct a multi-state sex offender registry search, and to obtain and verify my criminal background history, for the purpose of determining whether or not to lease to me a commercial dedicated office space or offer a coworking membership agreement. I understand that should I lease a commercial dedicated office space or enter into coworking membership agreement, "Pegasus Residential, L.L.C." and/or its affiliates and their respective agents shall have a continuing right to review my criminal background history, for account review purposes and for improving application methods.

[signatures on next page]



Required Signatures

I certify that the above information is true to the best of my knowledge and completely authorize its verification.

Applicant Legal Name:

By: _____
Name: _____
Its: _____

Principal Officer/Guarantor:

Principal Officer/Guarantor Date

Agent for Management

Date

Community Manager

Date

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EXHIBIT A

Individual Occupant List

By signing in the space provided below, I hereby consent to allow "Pegasus Residential, L.L.C." and/or its affiliates through their respective designated agent and its employees, to conduct a multi-state sex offender registry search, and to obtain and verify my criminal background history, for the purpose of determining whether or not to permit me to be an occupant of the commercial dedicated office space.

First Middle and Last Name _____
Home Address _____ City _____ State _____

Phone Number _____ Email: _____
SSN Number _____ D.O.B. _____
Sex: M/F: _____ Government issued I.D. _____ State: _____
Signature of Occupant: _____

First Middle and Last Name _____
Home Address _____ City _____ State _____

Phone Number _____ Email: _____
SSN Number _____ D.O.B. _____
Sex: M/F: _____ Government issued I.D. _____ State: _____
Signature of Occupant: _____

First Middle and Last Name _____
Home Address _____ City _____ State _____

Phone Number _____ Email: _____
SSN Number _____ D.O.B. _____
Sex: M/F: _____ Government issued I.D. _____ State: _____
Signature of Occupant: _____

First Middle and Last Name _____
Home Address _____ City _____ State _____

Phone Number _____ Email: _____
SSN Number _____ D.O.B. _____
Sex: M/F: _____ Government issued I.D. _____ State: _____
Signature of Occupant: _____

ADD AS NEEDED NOT TO EXCEED 1 per 100Sq Ft of space

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