THOMAS R.C., INC.

A California Investment & Management Group • Commercial Lease & Credit Application

Inquiries (Text Only): (213) 494-7498 (Stephanie Wu)
Office Email: contact@trciproperties.com

SERIOUS RENTERS ONLY • MINIMUM 685 CREDIT SCORE REQUIRED • $110.00 CREDIT CHECK FEE PER APPLICANT (CERTIFIED FUNDS ONLY)

1. PROPERTY & LEASE TERM SELECTION (9525–9533 CENTRAL AVE., MONTCLAIR, CA 91763)

DESIRED UNIT(S) — $1.95/SF/MO GROSS (WATER, TRASH & SECURITY INCLUDED)

- ☐ **Unit 9533** (780 SF – $1,521/Mo | $4,563 Due at Signing • Avail. Dec. 1, 2026)
- ☐ **Unit 9531** (1,040 SF – $2,028/Mo | $6,084 Due at Signing • Avail. Now)
- ☐ **Unit 9525** (1,820 SF – $3,549/Mo | $10,647 Due at Signing • Avail. Now)
- ☐ **Combined Contiguous Units:** _____ (Total SF: _____)

PREFERRED LEASE TERM (BIENNIAL ADJUSTMENTS)

- ☐ **2-Year Term** (10% every 2 yrs + 2-yr option)
- ☐ **3-Year Term** (8.5% every 2 yrs + 3-yr option)
- ☐ **4-Year Term** (6.5% every 2 yrs + 4-yr option)
- ☐ **5-Year Term** (5.5% every 2 yrs + 5-yr option)

Target Move-In Date: _____

2. PROPOSED BUSINESS & BUILD-OUT INFORMATION

LEGAL BUSINESS / ENTITY NAME & DBA	ENTITY TYPE (LLC, CORP, SOLE PROP)	YEARS IN OPERATION / EST. DATE
DETAILED DESCRIPTION OF PROPOSED BUSINESS USE & MENU/SERVICES (SUBJECT TO CO-TENANT EXCLUSIVES)		ESTIMATED BUILD-OUT BUDGET ($)
CURRENT BUSINESS ADDRESS	CURRENT LANDLORD / MGMT. CONTACT	CURRENT MONTHLY RENT ($)

3. PRIMARY APPLICANT / PERSONAL GUARANTOR (685+ CREDIT SCORE REQUIRED)

FULL LEGAL NAME (FIRST, MIDDLE, LAST)	SOCIAL SECURITY NUMBER (SSN)	DATE OF BIRTH	EST. CREDIT SCORE
DRIVER'S LICENSE / GOV. ID # & STATE	MOBILE PHONE (TEXT-CAPABLE)	EMAIL ADDRESS	
CURRENT HOME STREET ADDRESS, CITY, STATE, ZIP		YEARS AT ADDRESS	MONTHLY GROSS INCOME

4. CO-APPLICANT / ADDITIONAL GUARANTOR (IF APPLICABLE — $110.00 FEE APPLIES PER APPLICANT)

FULL LEGAL NAME (FIRST, MIDDLE, LAST)	SOCIAL SECURITY NUMBER (SSN)	DATE OF BIRTH	EST. CREDIT SCORE
DRIVER'S LICENSE / GOV. ID # & STATE	MOBILE PHONE	HOME ADDRESS & MONTHLY GROSS INCOME	

MANDATORY MAIL-IN SUBMISSION REQUIREMENTS (INCOMPLETE PACKETS WILL NOT BE PROCESSED):

- **Original Ink Signature Required:** Electronic, typed, or photocopied signatures are **NOT** accepted. You must print and sign this application in original ink.
- **Required Identification Copies:** Enclose clear photocopies of each applicant/guarantor's **Government-Issued Photo ID** and **Social Security Card**.
- **Non-Refundable Credit Check Fee ($110.00 Per Applicant):** Must be paid via **Money Order, Cashier's Check, or Bank Check ONLY**, made payable to **"THOMAS R.C., INC."** *(Strictly NO personal checks, business checks, or cash accepted.)*
- **Secure Mailing Address:** Mail the original signed application, ID/SSN copies, and certified check/money order to:
  THOMAS R.C., INC. | P.O. Box 80834, Rancho Santa Margarita (RSM), CA 92688

CREDIT AUTHORIZATION & ACKNOWLEDGMENT OF TERMS: Applicant(s) represent that all information provided above is true and complete, and authorize **THOMAS R.C., INC.** and its agents to obtain consumer credit reports, criminal/eviction histories, and banking/landlord references. Applicant(s) acknowledge that: (1) all units are leased strictly in **"As-Is" condition** with Tenant responsible for all interior build-out, permits, grease interceptors, city impact fees, and triggered ADA upgrades; (2) a minimum **685 credit score**, **1st paid month's rent, and 2 months' security deposit** are required at lease signing; and (3) the **$110.00 credit check fee per applicant is non-refundable** regardless of approval outcome.

Primary Applicant / Guarantor **ORIGINAL INK SIGNATURE** _____ Date _____

Co-Applicant **ORIGINAL INK SIGNATURE** / Date _____