



Broadmoor Marketplace

Tenant Qualification & Credit Application Package



This package outlines the standardized tenant qualification, financial review, and approval process for Broadmoor Marketplace. Our objective is to curate a high-quality tenant mix that supports long-term success, stable cash flow, and enduring asset value.



1. Tenant Qualification Overview

Broadmoor Marketplace applies a consistent and disciplined review process for new leases, assignments, changes of control, and ownership transfers. All approvals are granted at the sole discretion of the Landlord.

2. Required Submission Package

Item	Description
Written Request	Formal written request outlining the proposed lease or transaction
Operator Background	Resumes and ownership structure of all principals
Franchise Documents	All documents related to the franchise if applicable
Financial Statements	Minimum two years personal and corporate financials
Credit Application	Completed credit application for all principals and guarantors



3. Security & Risk Mitigation Options

- Personal /corporate indemnifiers
- Increased security deposit
- Irrevocable letter of credit from a recognized Canadian financial institution



4. Tenant Qualification Checklist

1. Concept aligns with Sherwood Park trade area demographics
2. Use complements existing tenant mix and site circulation
3. Operator has relevant industry and management experience
4. Financials support proposed rent and operating costs
5. Capital adequacy confirmed for build-out and opening period
6. Credit applications completed for all principals and guarantors
7. Security requirements satisfied (if applicable)
8. Lease term and structure align with long-term asset strategy