

Documents Required for Tenant Application Review

Here's a breakdown of the documents you'll need to submit when applying to lease a warehouse space in Miami:

1. **Letter of Intent (LOI)**
2. **Company Cover Letter**
3. **Company Registration:** Proof of your company's registration in Florida, usually verifiable through Sunbiz.org.
4. **Financials (Profit and Loss):**
 - Annual income statements for the past two years.
 - Complete financial statements for both your business and personal accounts.
5. **Bank account summary** for the past six months.
6. **Credit Report:** A business credit report, no more than 30 days old, issued by D&B or Experian Business.
7. **ID:** Valid driver's license or passport and/or current visa for an individual or legal representative of a business.
8. **Business References:** References from your current or previous landlords.
9. **Broker Application Form:** The completed rental application provided by the broker.

Lease Negotiation Terms

Once your application is approved, these are the key terms for moving forward with the lease:

1. **Management Authorization:** Condominium occupancy application duly approved by property management.
2. **Lease Agreement Signature:** Signing of the official lease contract.
3. **Guaranty Signature:** Signature of the official lease agreement.
4. **First Month's Rent:** Proof of payment for the first month's rent.
5. **Security Deposit:** Proof of payment for a two-month security deposit.
6. **Lease Term:** Maximum three-year lease.
7. **Utilities:** The tenant is responsible for setting up and paying for water, electricity, and telephone services.

Post-Occupancy Requirements

Within one month of moving in, and updated annually if necessary, please email the following information to frevelinc@gmail.com:

1. **Liability Insurance Policy:** A copy of your general liability insurance policy (as stipulated in the lease agreement).
2. **Waste Collection Contract:** A contract with a reputable waste collection company, such as Waste Management, Waste Services, or Progressive.
3. **Occupational License:** Your Business Tax Receipt issued by the City of Doral.