

ESTOPPEL CERTIFICATE

This Estoppel Certificate (this "Certificate") is made and executed by [tenant full legal name] (the "Tenant"), residing at [tenant mailing address], to [landlord full legal name] (the "Landlord"), residing at [landlord mailing address], and for the benefit of any prospective purchaser, lender, or assignee of the Landlord's interest in the Property (collectively, "Beneficiaries").

RECITALS

WHEREAS, the Tenant and the Landlord are parties to a certain Lease Agreement (the "Lease") dated [date of original lease agreement], concerning the premises located at:

Street Address: [property street address]

Unit Number (if applicable): [property unit number]

City: [property city]

State: [property state]

Zip Code: [property zip code]

(the "Premises"); and

WHEREAS, the Landlord has requested this Certificate from the Tenant to confirm the current status and terms of the Lease for the benefit of Beneficiaries.

NOW, THEREFORE, the Tenant hereby certifies, represents, and warrants to the Landlord and the Beneficiaries as follows: 1. LEASE AGREEMENT

The Lease Agreement dated [date of original lease agreement] is in full force and effect and has not been terminated, modified, or amended in any way, except as expressly stated herein. There have been no amendments, addenda, or modifications to the Lease.

2. LEASE TERM

The original commencement date of the Lease is [lease commencement date]. The expiration date of the current term of the Lease is [lease expiration date].

3. RENT AND OTHER CHARGES

The current monthly base rent payable by the Tenant under the Lease is \$[monthly base rent amount]. Rent is due on the [rent due date] day of each month. All rent and other charges due under the Lease have been paid through [date through which rent has been paid]. No rent has been prepaid.

4. SECURITY DEPOSIT

The amount of the security deposit held by the Landlord is \$[security deposit amount]. The security deposit is not held in an interest-bearing account.

5. CONDITION OF PREMISES

The Premises have been delivered to the Tenant, and the Tenant has accepted the Premises in their current "as-is" condition. The Tenant is in sole possession of the Premises.

6. NO DEFAULTS

To the best of the Tenant's knowledge, neither the Tenant nor the Landlord is currently in default under any of the terms, covenants, or conditions of the Lease.

7. NO CLAIMS OR OFFSETS

The Tenant has no existing claims, offsets, or defenses against the Landlord. The Landlord has no existing claims against the Tenant.

8. NO LITIGATION

There is no pending or threatened litigation relating to the Lease or the Premises.

9. NO ASSIGNMENT OR SUBLEASE

The Lease has not been assigned, sublet, or transferred to another party.

10. NO GUARANTOR

There is no guarantor for the Lease.

11. NO TENANT IMPROVEMENTS OR ALTERATIONS

No tenant improvements or alterations have been made to the Premises.

12. NO OUTSTANDING OBLIGATIONS

There are no outstanding obligations for either party (e.g., repairs, maintenance, payments).

13. NO NOTICES

The Tenant has not received any notices from the Landlord (e.g., default, rent increase, termination). The Tenant has not given any notices to the Landlord (e.g., repair request, termination).

14. NO THIRD-PARTY RIGHTS

There are no third-party rights or interests affecting the Lease (e.g., lender consents, subordination agreements).

15. NO INCLUDED FURNISHINGS, FIXTURES, OR EQUIPMENT

No furnishings, fixtures, or equipment are included in the Lease.

16. BINDING EFFECT

This Certificate shall be binding upon the Tenant and its heirs, successors, and permitted assigns.

17. RELIANCE

The Tenant understands that the Landlord and Beneficiaries will rely upon the statements contained herein in connection with the purchase, financing, or other transaction relating to the Premises.

18. GOVERNING LAW

This Certificate shall be governed by and construed in accordance with the laws of the State of [state where property is located].

19. HEADINGS

The headings of the sections of this Certificate are for convenience only and shall not affect the interpretation of any of the provisions hereof.

20. COUNTERPARTS

This Certificate may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

21. WAIVER

No failure on the part of the Landlord or any Beneficiary to exercise, and no delay in exercising, any right, power, or remedy hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power, or remedy preclude any other or further exercise thereof or the exercise of any other right, power, or remedy.

IN WITNESS WHEREOF, the Tenant has executed this Estoppel Certificate as of the date set forth below.

TENANT

Signature: _____

Print Name: [tenant full legal name]

Date: _____

Address: [tenant mailing address]

LANDLORD

Signature: _____

Print Name: [landlord full legal name]

Date: _____

Address: [landlord mailing address]