



TENANT ESTOPPEL CERTIFICATE

Prepared by: Agent _____ Phone _____
Broker _____ Email _____

DATE: _____, 20_____, at _____, California.
Items left blank or unchecked are not applicable.

FACTS:

- 1. This certificate pertains to terms and conditions under the following agreement:
 - Lease agreement Month-to-month rental agreement _____
 - 1.1 dated _____, 20_____, at _____, California,
 - 1.2 entered into by _____, as the Landlord, and
 - 1.3 _____, as the Tenant,
 - 1.4 regarding real estate referred to as _____.

STATEMENT:

Tenant certifies as follows:

- 2. The rental or lease agreement is:
 - Unmodified and in effect.
 - Modified and in effect under a modification agreement dated _____, 20_____.
- 3. Tenant is in possession of the premises, and has not assigned or sublet any portion of the premises, except _____.
- 4. If the agreement is a lease, the current term is for _____ years, ending _____, 20_____.
 - 4.1 Lease term under all renewal/extension options will run until _____, 20_____.
 - 4.2 Tenant holds no privilege to terminate the lease prior to its expiration.
- 5. The amount of monthly rent is \$_____.
 - 5.1 No incentives, bonuses, free rent, discounts or refunds on the rental amount were given Tenant, except _____.
 - 5.2 Rent is paid through the period ending _____, 20_____.
 - 5.3 Tenant has not prepaid future rent, except the amount of \$_____ for the rental period of _____.
 - 5.4 No Tenant liens, claims, offsets or charges exist against Landlord, except _____.
- 6. A security deposit of \$_____ is held by Landlord to cover any expenses or losses caused by Tenant's breach of the agreement.
- 7. Personal property in Tenant's possession and owned by the landlord includes _____.
- 8. Any improvements required to have been made by Landlord or Tenant have been satisfactorily completed.
- 9. No breach of the agreement by Landlord or Tenant presently exists, except _____.
- 10. Tenant holds no contract, option or right of first refusal or other right to buy any interest in the real estate.
 - 10.1 Tenant holds no right to lease additional or substitute space in the real estate.
- 11. Tenant has caused no lien or encumbrance to attach to the leasehold interest in the property.
- 12. Tenant understands this certificate will be relied on by a Buyer of the property or a Lender secured by the real estate.
- 13. _____

I certify the above is true and correct.

Date: _____, 20_____

Tenant's Name: _____

Signature: _____

Phone: _____ Fax: _____