



TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL TENANT ESTOPPEL CERTIFICATE

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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A. This estoppel certificate concerns the lease described below:

Landlord: _____
Tenant: _____
Leased Premises: _____
Commencement Date of Lease: _____

B. Tenant certifies that:

- (1) as of the date Tenant signs this certificate, neither landlord nor Tenant is in default of the lease;
(2) the monthly rent to be paid through the end of the lease is as follows: _____;
(3) the next rent payment is due _____;
(4) Tenant has not paid Landlord any rent more then 30 days in advance except: _____;
(5) Tenant deposited \$ _____ with Landlord as a security deposit under the lease:
(6) as of the date Tenant signs this certificate, Tenant has no claim of offset against rent except for: _____;
(7) the current term of the lease expires on _____;
(8) Tenant has the option to renew the lease as follows: _____;
(9) Tenant has accepted the leased premises, is in possession of the leased premises, and all improvements to the leased premises have been made;
(10) Tenant has no ownership interest in the property in which the leased premises are located; and
(11) _____

Tenant understands that this certificate will be delivered to _____ and that this party(ies) is relying on the representations in this certificate.

Tenant: _____ Date: _____

By: _____

Printed Name: _____

Title: _____

(TAR-1938) 10-18-05