**ESTOPPEL CERTIFICATE**

The undersigned,(the “Tenant”), hereby certifies that the following is true and correct:

|  |  |  |
| --- | --- | --- |
| 1 | Property |  |
| 2 | Unit |  |
| 3 | Tenant |  |
| 4 | Landlord |  |
| 5 | Lease dated |  |
| 6 | Monthly Rent |  |
| 7 | Lease Expiration |  |
| 8 | Security Deposit |  |
| 9 | Purchaser |  |

1. That the undersigned is the Tenant under that certain Lease Agreement noted in item #5 (the “Lease”), with the “Landlord”, conveying a leasehold interest in the property listed above in item #1, specifically described in the Lease (the “Property”).

2. That the Lease is in full force and effect and binding on Tenant. The Lease has not been modified. Tenant has no setoffs, claims, or defenses to the enforcement of the Lease or the obligations or duties relating thereto.

3. That the fixed minimum monthly rent due under the Lease in the amount of listed above and that rent has not been paid more than thirty (30) days in advance. The tenant has paid the Landlord the security deposit of in the amount listed above. There is no amount due and payable to Tenant by Landlord.

4. That, to Tenant’s knowledge, Landlord is not in default under the Lease.

5. The Lease constitutes the only agreement between Landlord and Tenant with respect to the Property, and as of the date hereof there is no dispute between Tenant and Landlord regarding the interpretation, application, or enforcement of any provision of the Lease.

7. As of the date hereof, Landlord is not in default in the performance of the Lease, and has not committed any breach of the Lease, and no notice of default has been given to Landlord.

8. As of the date hereof, Tenant has not subleased or assigned all or any portion of the Property.

The undersigned acknowledges that purchaser in item #8 is purchasing the Property from Landlord and is relying on the certifications and agreements of Tenant contained herein in purchasing the Property.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tenant Signature Printed Name Date