



NOTICE TO COMMERCIAL TENANT:

If you have lost significant revenue or had significantly increased necessary costs during the COVID-19 pandemic, and you sign and deliver this hardship declaration form to your landlord, you cannot be evicted until at least May 1, 2021 for nonpayment of rent or for holding over after the expiration of your lease. You may still be evicted for violating your lease by persistently and unreasonably engaging in behavior that substantially infringes on the use and enjoyment of other tenants or occupants or causes a substantial safety hazard to others.

If your landlord has provided you with this form, your landlord must also provide you with a mailing address and e-mail address to which you can return this form. If your landlord has already started an eviction proceeding against you, you can return this form to either your landlord, the court, or both at any time. You should keep a copy or picture of the signed form for your records. You will still owe any unpaid rent to your landlord. You should also keep careful track of what you have paid and any amount you still owe.

Index Number (if known/applicable): _____

County and Court (if known/applicable): _____

COMMERCIAL TENANT'S DECLARATION OF HARDSHIP DURING THE COVID-19 PANDEMIC

I am the owner, chief executive officer, president, or similar officer of (name of business),

in which is a commercial tenant at (address of commercial unit).



My business is resident in New York state, independently owned and operated, not dominant in its field, and employs fifty or fewer persons. My business is experiencing financial hardship, and is unable to pay the rent or other financial obligations under the lease in full or obtain an alternative suitable commercial property because of one or more of the following:

1. Significant loss of revenue during the COVID-19 pandemic.
2. Significant increase in necessary expenses related to providing personal protective equipment to employees or purchasing and installing other protective equipment to prevent the transmission of COVID-19 within the business.
3. Moving expenses and difficulty in securing an alternative commercial property make it a hardship for the business to relocate to another location during the COVID-19 pandemic. To the extent the business has lost revenue or had increased expenses, any public assistance the business has received since the start of the COVID-19 pandemic does not fully make up for the business's loss of revenue or increased expenses.

I understand that the business must comply with all other lawful terms under its commercial tenancy, lease agreement or similar contract. I further understand that lawful fees, penalties or interest for not having paid rent in full or met other financial obligations as required by the commercial tenancy, lease agreement or similar contract may still be charged or collected and may result in a monetary judgment. I further understand that the landlord may be able to seek eviction after May 1, 2021, and that the law may provide certain protections at that time that are separate from those available through this declaration.

Signed: _____

Printed name: _____

Date signed: _____

NOTICE: You are signing and submitting this form under penalty of law. That means it is against the law to make a statement on this form that you know is false.



AVISO AL INQUILINO COMERCIAL:

Si ha sufrido una pérdida significativa de ingresos o han aumentado sus gastos durante la pandemia de COVID-19 y firma y entrega este formulario de declaración de penuria a su arrendador(a), no se le podrá desalojar por lo menos hasta el 1 de mayo de 2021 por falta de pago del alquiler o por permanecer después del vencimiento de su contrato de alquiler. Aún se le podría desalojar por incumplimiento de su contrato de alquiler al cometer conductas, de manera persistente e irrazonable, que perturben sustancialmente el uso y disfrute de los otros inquilinos u ocupantes o que provoquen un riesgo sustancial para los demás.

Si su arrendador(a) le proporcionó este formulario, también debe proporcionarle una dirección postal y una dirección de correo electrónico a las que pueda enviar este formulario. Si su arrendador(a) ya inició un procedimiento de desalojo en su contra, puede entregar este formulario a su arrendador(a), al tribunal, o a ambos en cualquier momento. Debe conservar una copia o fotografía del formulario firmado para su archivo. Usted aún debe el alquiler impago a su arrendador(a). También debe mantener un registro detallado de sus pagos y lo que todavía debe.

Número de índice (si lo sabe/si corresponde): _____

Condado y tribunal (si lo sabe/si corresponde): _____

DECLARACIÓN DE PENURIA DEL INQUILINO COMERCIAL DURANTE LA PANDEMIA DE COVID-19

Soy el(la) propietario(a), director(a) general, presidente o ejecutivo(a) similar de (nombre del negocio),

inquilino comercial en (dirección de la unidad comercial).
