



Application for Land and/or Building Lease – Railroads

Please provide all detail possible to help expedite the leasing process.

APPLICANT / LESSEE CONTACT INFORMATION

If a third party is completing this form, please add third-party contact info under “THIRD-PARTY CONSULTANT INFORMATION” section on the next page.

Full legal name of applicant:			
Municipal ownership, if any:			
If not a corporation, name(s) of owners of partners:			
DBA, if applicable:		State of incorporation, if applicable:	
Contact name:		Contact phone:	
Business address/city/state:		Zip+4 (REQUIRED):	
Contact email:			
Rail customer of Watco? Y/N		If yes, track or ID:	

BILLING INFORMATION – For Lease Payment(s) ☐ Same as Above

Bill-to company:			
Billing contact name:		Billing contact phone:	
Billing mailing address/city/state:		Zip+4 (REQUIRED):	
Billing email address:			

BILLING INFORMATION – For Application Fee(s) ☐ Same as Above

Bill-to company:			
Billing contact name:		Billing contact phone:	
Billing mailing address/city/state:		Zip+4 (REQUIRED):	
Billing email address:			

LEASE LOCATION AND DETAILS

Name of Railroad:			
Leased premises address, City, County, State:			
Requested effective date:		Requested termination date:	
Railroad milepost (if known):		Distance and direction from centerline of nearest road crossing:	
Latitude/longitude (if known):			
Requested amount of BLDG square footage and location within building if demising:		Requested amount of LAND square footage or acreage:	
Detailed description of intended use of leased premises, interior and/or exterior:			

Is access across the railroad track needed? Y/N		If yes and permission has been granted by the railroad, provide permit number.	
Will trackage rights be required? Y/N Lease does not include use of trackage.		If yes, contact RealEstate@Watco.com.	
Does applicant own or lease any adjacent premise(s)? Y/N		If yes, provide lat/lon(s) or address(es).	
List all commodities, equipment and vehicles to be stored or used on premises, interior and exterior. **			
List Standard Transportation Commodity Codes (STCC) for each commodity to be stored or transloaded. **			
Will a storage tank or tanks be installed on the leased site? Y/N		If yes, above or below ground?	If yes, tank size(s):
If a storage tank(s) will be installed, list product(s) and STCCs the tank(s) will contain. **			
If requesting LAND only, are buildings or structures currently located on site? Y/N		If yes, describe.	
Will improvements be constructed on site? Y/N		If yes, describe and include estimated cost(s).	
Will third-party financing be involved? Y/N		If yes, indicate length of term requested.	
Do any unsatisfied judgements or liens exist against the applicant? Y/N		If yes, describe.	
Does applicant plan to sublease to another party? Y/N		If yes, duplicate above information for sublease and forward with application.	

THIRD-PARTY CONSULTANT INFORMATION

Preparer company name:			
Preparer contact name:			
Preparer business address:			
Preparer phone:		Preparer email:	

INCULDE WITH APPLICATION:

One (1) digital copy of an aerial map of property requested for lease with site location(s) clearly identified/outlined
 One (1) digital copy of architectural rendering(s) or stamped engineering plan(s) if improvements are planned
 **One (1) digital copy of each Safety Data Sheet (SDS) for each commodity to be stored and/or transloaded

PROCESS:

Once a completed application is received, an invoice for the associated application fee will be sent to the applicant for payment. Once payment has then been received, the application will be reviewed for consideration.

Submission of completed applications and associated fees does not guarantee approval and execution of the requested lease.

Application fees are non-refundable.

Please allow up to a minimum of 10 business days for review and – if approved – to receive a lease for your review. Certain applications – particularly those for a building or requiring development projects – will likely require additional time to review and draft.

AGREEMENT EXECUTION:

Prior to full execution of the lease, Lessee will need to return the signed lease, first lease payment, and a certificate of insurance meeting all requirements presented in lease Exhibit B. The Lessor will sign and execute the lease once all required items are received. Incomplete applications will cause delay.

SUBMIT APPLICATION TO:

RealEstate@Watco.com or to specific Railroad Real Estate Property Manager email address if known.

If, in the opinion of the Railroad, sufficient hazard is involved, Railroad will supply flagmen with proper advanced notice; or, if any work or activities require removal, replacement, modification, or locating of track, bridges, signals, railroad wires or pipelines, roads, or the supply of railroad engineering or supervision, the applicant agrees that the full cost of such railroad services will be borne by the applicant.

Signature of Applicant

Title

Date



Real Estate Agreements, Information and Service Requests Fee Schedule

Check all that apply.

APPLICATIONS FOR AGREEMENTS:

Lease – Land and/or Building	\$500	<input type="checkbox"/>
Assignment of Lease	\$750	<input type="checkbox"/>
Amendment of Lease	\$750	<input type="checkbox"/>
Sublease	\$1,000	<input type="checkbox"/>
Easement	\$1,000	<input type="checkbox"/>
Easement Release	\$1,000	<input type="checkbox"/>

APPLICATIONS FOR DOCUMENTS / INFO:

GIS Shape File	Will vary per file. Please call.	<input type="checkbox"/>
Val Map	\$500	<input type="checkbox"/>
Other Documents* – per document	\$500	<input type="checkbox"/>

*Requests for Other Documents also available via public records will be granted if the document(s) is/are available in our files. If not available in our files, the applicant will be referred to their own public records search.

ENGINEERING REVIEW: \$1,750 ☐

If applying for a land lease and planning improvements within the right-of-way, an engineering fee will apply, which covers an initial review. If greater review is required, the fee will be adjusted accordingly.

OTHER SERVICES:

Request to purchase property	\$500	<input type="checkbox"/>
Requests not listed above	Will vary per request. Please call.	<input type="checkbox"/>

FEES ARE NON-REFUNDABLE AND SUBJECT TO CHANGE.

APPLICATION FEE PAYMENT OPTIONS: Canadian Applicants

Information for payment options will be included on the invoice.

APPLICATION FEE PAYMENT OPTIONS: US Applicants

1/ ACH – Bank information for payment will be included on the invoice.

2/ CREDIT CARD – A Watco team member will call to verify full card number. Visa or Mastercard only.

Full legal name of applicant listed on Application:					
By signing below, I, cardholder, authorize the card listed below to be billed as specified.					
Last 4 digits of card number:		Expiration (MM/YY):	____/____	Amount:	\$
Billing Address, City, State, Zip:					
Cardholder Signature*:		Date (MM/DD/YY):	____/____/____		

*Signature must be either wet or digital time stamped.

QUESTIONS: realestate@watco.com / (620) 231-2230