

HOLSTEIN PROPERTIES RENTAL AGREEMENT

25835 Narbonne Ave. #270, Lomita, CA 90717
www.TheHolsteinGroup.com
310 891 3339 (office), 310 891 3490 (Fax)

This Rental Agreement and/or Lease shall evidence the complete terms and conditions under which the parties whose signatures appear below have agreed.

Holstein Properties shall be referred to as "**OWNER**" and

_____	_____	_____
Name	Social Security #	Cell
_____	_____	_____
Email		Work #
_____	_____	_____
Name	Social Security #	Cell
_____	_____	_____
Email		Work #

Names of Additional Occupants		

Tenant(s)/Lessee(s) shall be referred to as "**RESIDENT(s)**."

As consideration for this agreement, OWNER agrees to rent/lease to RESIDENT and RESIDENT agrees to rent/lease from OWNER for use SOLELY AS A PRIVATE RESIDENCE, the premises known as:

Apt. # _____, in the city of _____ Located at _____.

1. TERMS: RESIDENT agrees to pay in advance \$ _____ per month on the **first day of each month**. This agreement shall commence on _____, 20____ and continue on a month-to-month tenancy until either party shall terminate this agreement by giving a written notice of intention to terminate at least 30 days prior to the date of termination.

2. PAYMENTS: Rent and/or other charges are to be paid at the office or apartment of the manager of the building or at such other place designated in writing by OWNER. For the safety of the manager, all payments are to be made by **MONEY ORDER or CASHIER CHECK ONLY and no cash will be accepted**. Personal checks will be accepted (excluding move in 1st payment). See house rules on bounced check policy.

OWNER acknowledges receipt of the First Month's rent of \$ _____, and a Security Deposit of \$ _____, for a total payment of \$ _____. This represents a "**Discount**" of \$ _____.

All payments are to be made payable to **Holstein Properties** at the address above or your local manager residing at: _____ who is usually available

on the following days: Monday - Friday from 10am - 6pm

Cell Phone # for your manager: _____

Prepared April 2009

Tenant Initial _____

Landlord Initial _____

3. SECURITY DEPOSITS: The total secure deposits shall secure compliance with the terms and conditions of this agreement and shall be refunded to RESIDENT within 21 days after the premises have been completely vacated (less) any amount due to OWNER: **(PLEASE NOTE: SECURITY DEPOSIT CAN NOT BE USED AS PART OF YOUR LAST MONTHS RENT)** for:

- a) Any unpaid rent or late fee that is due up until your keys are surrendered to management and all personal items are cleared from your unit, storage area, and or garage area .
- b) Cleaning costs, to bring the unit to the same condition as it was leased (see attached).
- c) Key replacement or Garage door Remote Replacement or Mail Box Keys
- d) Costs for repair of damages to apartment and/or common areas above ordinary wear and tear,
- e) If tenancy should last 12 months or less the Owner may collect from the security deposit, a \$250 processing / service fee and the amount on Page 1 as "Discount" from Total Payments.
- f) Any amount legally allowable under the terms of this agreement and those prescribed by Law.

Upon notice to move out, Tenant shall provide landlord access and set an appointment for a pre-inspection prior to vacating to discuss repairs needed and provide the Resident the opportunity to perform these repairs. All repairs MUST be done prior to surrendering the Keys to management. A written accounting of said charges shall be presented to RESIDENT within 21 days of move-out. If deposits do not cover such costs and damages, the RESIDENT shall immediately pay said additional costs for damages to OWNER.

4. LATE CHARGE: A late fee of \$50 shall be added to any payment of rent not made before **3 days** after the due date. **Rent is ALWAYS due the FIRST of the month.** If a check submitted for payment of rent is returned to the Landlord for non-sufficient funds (NSF) there is a \$100 NSF check fee and the applicable late fee of \$50 also applies total \$150. These fees are due to the Landlord by the 10th of the month. If payment in full is not made by the 10th an eviction will be filed with the appropriate court and legal fees will be incurred. It is strongly advisable to pay by certified check (keep a copy of your receipt) or money order especially if your bank holds funds deposited for extended periods of time or if you don't maintain sufficient funds to cover rent. It is a courtesy to accept personal checks. After a NSF check is received, a 6 month period thereafter will be required whereby only certified funds can be used to make your rent payment.

5. UTILITIES: Landlord shall be responsible for Water and Trash, Resident shall pay for all other utilities.

6. OCCUPANTS: Guest(s) staying over 7 days cumulative or longer during any 12-month period, without the OWNER'S written consent, shall be considered a breach of this agreement. ONLY the individuals listed on page 1, AND NO OTHERS shall occupy the subject apartment for more than 7 days unless the expressed written consent of OWNER is obtained in advance.

RESIDENT shall pay additional rent at the rate of \$200.00 per month or 25% (or the amount allowed under rent control) of the current monthly rent; whichever amount is greater, for the period of time that

each additional guest in excess of the above named shall occupy the premises. Acceptance of additional rent or approval of a guest shall not waive any requirement of this agreement or convert the status of any "GUEST" into a RESIDENT.

7. PETS AND FURNISHINGS: Furnishings -No liquid-filled furniture of any kind may be kept on the premises. **NO Pets, reptile, and/or pet of any kind shall be kept on or about the premises, for any amount of time.**

8. PARKING: When and if RESIDENT is assigned a parking space on OWNER'S property, the parking space shall be used exclusively for parking of passenger automobiles and/or those approved vehicles listed on RESIDENT'S "Application to Rent/Lease" or attached hereto.

RESIDENT is hereby assigned parking space # _____.

RESIDENT may not wash, repair, or paint in this parking space or at any other common areas on the premises. (RESIDENT may not assign, sublet, or allow RESIDENT'S guest(s) to use this or any other parking space.) RESIDENT is responsible for oil leaks and other vehicle discharges for which RESIDENT shall be charged for cleaning if deemed necessary by OWNER. Only vehicles that are operational and licensed / registered may park in their assigned space.

TENANT'S Acknowledgment: TENANT HERE BY AGREES AND GIVES PERMISSION TO THE OWNER AND MANAGER TO HAVE ANY NON-OPERATIONAL VEHICLE(S) REMOVED FROM THE TENANTS DESIGNATED PARKING SPACE AT THE EXPENSE OF THE TENANT.

9. EXCESSIVE NOISE: RESIDENT agrees not to cause or allow any noise or activity on the premises that might disturb the peace and quiet of another RESIDENT. Said noise and/or activity shall be a breach of this Agreement. (See Section 14 House Rules)

10. LOITERING AND PLAY: Lounging, playing, or unnecessary loitering in the common area in such a way as to interfere with the free use and enjoyment, passage or convenience of another RESIDENT is prohibited.

11. DESTRUCTION OF PREMISES or UNEXPECTED MAINTENANCE: If the premises become totally or partially destroyed or uninhabitable during the term of this Agreement so that RESIDENT'S use is seriously impaired, OWNER may terminate this Agreement immediately upon three-day written notice to the RESIDENT. The maximum amount that the OWNER shall ever be responsible for in the event that the RESIDENT needs to be temporally relocated shall never exceed the prorated share of the monthly rent paid "prepaid" by the RESIDENT for the days needed to be relocated. Total relocation expense ny OWNER shall never exceed \$250.

12. CONDITION OF PREMISES: RESIDENT acknowledges that they have examined the premises and that said premises, all furnishings, fixtures, plumbing, heating, electrical facilities, and/or all other items provided by OWNER are all clean, in good satisfactory condition, unless indicated elsewhere in this Agreement.

RESIDENT agrees to keep the premises in good habitable condition and to immediately pay for costs to repair and/or replace any portion of the any damages by RESIDENT, and or guests /invitees.

At the termination of this Agreement, RESIDENT shall return the possession of their unit to OWNER in clean and good condition (excluding for reasonable wear and tear and the premises) such condition shall be free of all personal property, furniture, and trash. It is agreed that all dirt, holes, tears, burns, and stains (including Bleach or Oil) of any size or amount in the carpets, walls, fixtures, and/or any other part of the premises, do not constitute reasonable wear and tear.

13. MAINTENANCE AND ALTERATIONS: RESIDENT shall not paint, wallpaper, alter or redecorate, change or install locks, install antenna or other equipment, screws, fastening devices, excessively large nails, or adhesive materials, place signs, displays, or other exhibits, on or in any portion of the premises without the written consent of the OWNER.

RESIDENT shall deposit all garbage and waste in a clean and sanitary manner into the proper receptacles as provided and shall cooperate in keeping the garbage area neat and clean.

RESIDENT shall be responsible for disposing of items of such size or nature as is not normally acceptable by the garbage hauler for the building (especially on Move Out).

14. HOUSE, POOL, AND LAUNDRY RULES: RESIDENT shall comply with all house, pool, pet, and laundry rules, which may be changed from time to time. These rules shall apply to, but are not limited to, noise, odors, disposal of trash, pets, parking, use of common areas, and storage of toys, bicycles, tools, and other personal items, which must be kept inside and out of view of the common areas.

- ◆ Any resident who drinks excessively, uses premises for illegal activity or commits a nuisance will be subject to eviction.
- ◆ No excessive noise due to loud parties, televisions, stereos or musical equipment is permitted. RESIDENT shall not use portable BBQ's or hire Inflatable Jumpers on site at any time.
- ◆ No roller-skating, skateboarding or riding bikes on the premises.
- ◆ Laundry facilities are to be used only during the hours of 8:00 a.m. to 10:00 p.m. Please use machine as instructed and do not overload.
- ◆ Resident shall be responsible for cost of repairs to plumbing, plumbing fixtures and appliances should damage be caused from negligence or misuse. RESIDENT shall be responsible for

keeping the garbage disposal clean of all items that may tend to cause stoppage of the mechanism. RESIDENT shall not flush any foreign object, towels, wipes, or feminine products via the toilet as this may cause plumbing stoppages and costs to RESIDENT to cure.

- ◆ Highly combustible items such as gasoline/propane are prohibited and shall not be used or stored anywhere on premises.
- ◆ Residents are responsible for the conduct and cleanup of their children and or guests.

OWNER shall not be liable to RESIDENT or RESIDENTS INVITEES for any violation of such rules by any other RESIDENTS or persons. Rights of usage and maintenance of the laundry room and/or pool and pool area are gratuitous and subject to revocation by OWNER at any time.

15. CHANGE OF TERMS: The terms and conditions of this agreement are subject to future change by OWNER upon 30 days written notice setting forth such change and delivered to RESIDENT. Any changes are subject to laws in existence at the time of the Notice Of Change Of Terms.

16. TERMINATION: This agreement may be terminated by either party giving to the other a 30 day written notice of intention to terminate. Where laws require "just cause," it shall be hereby agreed that any violation of this agreement, or Misrepresentation of information presented to OWNER, shall provide just cause to cancel this agreement.

17. POSSESSION: If OWNER is unable to deliver possession of the Apartment to RESIDENT on the agreed date, because of the loss or destruction of the Apartment or because of the failure of the prior RESIDENT to vacate or for any other reason, the RESIDENT and/or OWNER may immediately cancel and terminate this agreement upon written notice to the other party at their last known address, whereupon neither party shall have liability to the other, and any sums paid under this Agreement shall be refunded in full. If neither party cancels, this Agreement shall be pro-rated and begin on the date of actual possession.

18. INSURANCE: RESIDENT acknowledges that OWNER'S insurance does not cover personal property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall OWNER is held liable for such losses. Tenant shall obtain their own renters insurance for this purpose. RESIDENT shall interview different vendors for insurance. A suggested vendor is Carla Ramirez (310) 545-1027 of Farmers Insurance (Si Habla Ingles o Español). **RESIDENT IS HEREBY ADVISED TO OBTAIN HIS OWN INSURANCE POLICY TO COVER ANY PERSONAL LOSSES.**

19. RIGHT OF ENTRY AND INSPECTION: OWNER or OWNER'S Agent may enter, inspect and/or repair the premise at any time in case of emergency or during normal business hours upon receipt of a

Maintenance Requests or suspected emergency. OWNER must give 24 hours advance notice for any other purpose that requires entry pursuant to Civil Code Section 1954. If emergency work is required, RESIDENT will be solely compensated by a corresponding reduction in the rent for those many days that RESIDENT was temporarily displaced. No other compensation shall be required by OWNER to RESIDENT. As per section 11, relocation expense shall never exceed a total amount of \$250.

20. ASSIGNMENT: RESIDENT agrees not to transfer, assign or sublet the premises or any part thereof and hereby appoints and authorizes the OWNER as his agent and/or by OWNER'S own authority to evict any person claiming possession by way of any alleged assignment or subletting.

21. PARTIAL INVALIDITY: Nothing contained in this Agreement shall be construed as waiving any of RESIDENT'S or OWNER'S rights under the law. Owner hereby states that they will try to accommodate any disability as prescribed by ADA. Any request must be with verifications and in writing. If any part of this Agreement shall be in conflict with the law, that part shall be void to the extent that it is in conflict, but shall not invalidate this Agreement nor shall it affect the validity or enforceability of any other provision of this Agreement.

22. NO WAIVER: OWNER'S acceptance of rent with knowledge of any default by RESIDENT or waiver by OWNER of any breach of any term or condition of this Agreement shall not constitute a waiver of subsequent breaches. Failure to require compliance or to exercise any right shall not be construed as a waiver by OWNER of said term, condition, and/or right, and shall not affect the validity or enforceability of any other provision of this Agreement.

23. ATTORNEY'S FEES: If any legal action or proceeding be brought by either party to this agreement, the prevailing party shall be reimbursed for all reasonable attorney's fees and costs in addition to other damages awarded. Due to the ever-increasing fees that can be charged by attorneys, it is agreed by the parties that both sides will waive their right to a jury trial.

24. ABANDONMENT: California Civil Code Section 1951.2 shall govern Abandonment. If any rent has remained unpaid for 14 or more consecutive days and the OWNER has a reasonable belief of abandonment of the premises, OWNER shall give 18 days written notice to RESIDENT at any place (including the rented premises) that OWNER has reason to believe RESIDENT may receive said notice of OWNER'S intention to declare the premises abandoned. RESIDENT'S failure to respond to said notice as required by law shall allow OWNER to reclaim the premises.

25. INDEMNIFICATION: The undersigned RESIDENTS are jointly and severally responsible and liable for all obligations under this agreement and shall indemnify OWNER for liability caused by the actions (omission or commission) of RESIDENTS, their guests and invitees.

26. Pursuant to Section 1785.26 of the California Civil Code, as required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit-reporting agency, if you fail to fulfill the terms of your credit obligation.

27. Lead Warning Statement: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, OWNERS must disclose the presence of known lead-based paint hazards in the dwelling. RESIDENTS must also receive a federally approved pamphlet on lead poisoning prevention.

OWNER has no knowledge of lead-based paint and/or lead-based paint hazards in the premises.

OWNER has no reports or records pertaining to lead-based paint and/or lead based paint hazards in the premises.

Tenant acknowledges receipt of Lead Base Paint Disclosure and has received the EPA booklet "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME"

NOTE: Additional copies can be found and www.TheHolsteinGroup.com

RESIDENT has received the pamphlet "Protect Your Family From Lead In Your Home." **RESIDENT agrees to promptly notify OWNER in writing of any deteriorated and/or peeling paint.**

Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure compliance.

28. MOLD: The OWNER/AGENT has inspected the unit prior to lease and knows of no damp or wet building materials and knows of no mold contamination. Tenant agrees to accept full responsibility and maintain the premises in a manner that prevents the occurrence of an infestation of mold in the premises.

Tenant also agrees to immediately report to the OWNER/AGENT any evidence of water leaks, excessive moisture or lack of proper ventilation and evidence of mold that cannot be removed by cleaning.

Resident must provide appropriate climate control, keep the Premises clean and take other measures to retard and prevent mold and mildew from accumulating in the Premises.

- A. Resident shall clean and dust Premises on a regular basis and is to remove visible moisture accumulation on windows, walls and other surfaces as soon as reasonably possible.
- B. Resident shall not block or cover any of the heating, ventilation on air conditioning ducts in the Premises.
- C. Resident shall immediately report to the management office:
 1. Any evidence of a leak or excessive moisture in the Premises
 2. Any evidence of mold or mildew-like growth that cannot be removed by Resident by simply wiping the growth with a common household cleaner.

3. Any failure or malfunction in the heating, ventilation, air conditioner or laundry system in the Premises, and
 4. Any inoperable doors or windows
- D. Resident shall be responsible for damage to the Premises and Resident's property, as well as injury to Resident or Resident's invites resulting from Residents failure to comply with the above terms.

TENANT hereby acknowledges receipt of Mold Disclosure and Mold Prevention Tips. If tenant wishes to review this, they can obtain copies on www.theholsteingroup.com

Tips on Reducing Mold: Residents can help minimize mold growth in their homes by taking the following actions:

- ◆ Open windows. Proper ventilation is essential. If it is not possible to open windows, use a fan to circulate the air
- ◆ In damp or rainy weather conditions, keep windows and doors closed.
- ◆ If possible, maintain a temperature between 50 and 75 degrees at all times
- ◆ Clean and dust your home on a regular basis. Regular vacuuming, mopping and use on environmentally safe household cleaners are important to remove household dirt and debris that contribute to mold growth
- ◆ Periodically clean and dry walls and floor around the sink, bathtub, shower, toilets, windows and patio doors using common household disinfection cleaner (or water and bleach)
- ◆ On a regular basis, wipe down and dry areas where moisture sometimes accumulates, such as countertops, windows and windowsills.
- ◆ Use a preinstalled bathroom fan or alternative ventilation when bathing or showering and allow the fan to run until all excess moisture has vented from the bathroom.
- ◆ Use the exhaust fans in your kitchen when cooking or running the dishwasher, allowing the fan to run until all excess moisture has vented from the kitchen.
- ◆ Use care when watering houseplants. If spills occur, dry up excess water immediately.
- ◆ Thoroughly dry any spills or pet urine on carpeting.
- ◆ Do not overfill closets or storage areas. Ventilation is important in these areas.
- ◆ Do not allow damp clothing, or other cloth materials to lie in piles for an extended period of time.
- ◆ Immediately report to the management office (1) any water leak or excessive moisture in your home, storage room, garage, or any common area. Or (2) any musty odors that you notice in your home.
- ◆ Immediately report to the management office any evidence of mold growth that you cannot remove by wiping with a common household cleaner.
- ◆ Immediately report to the management office any malfunction with your heating, ventilation, air-conditioning system or laundry system. Do not block any heating, ventilation or air conditioning ducts in your home.
- ◆ Immediately report to management office any inoperable doors or windows.

29. ADDITIONS AND/OR EXCEPTIONS: _____

30. NOTICES: All notices to RESIDENT shall be served at RESIDENT'S apartment / house. All notices to OWNER / AUTHORIZED PERSON shall be served to: Person Authorized to Manage Property and Authorized to Receive Payment of Rent:

Name: _____ Address: _____
City: _____ State: _____ Zip: _____ Phone: _____

31. INVENTORY: The Apartment contains the following items for use by RESIDENT:

RESIDENT further acknowledges that the subject premises are furnished with the additional furnishings listed on the attached inventory and that said attached inventory is hereby made part of this agreement.

33. ENTIRE AGREEMENT: This Agreement constitutes the entire Agreement between OWNER and RESIDENT. No oral agreements have been entered into, and all modifications or notices shall be in writing to be valid.

34. RECEIPT OF AGREEMENT: The undersigned RESIDENT has read and understands this Agreement and hereby acknowledges receipt of a copy of this "Rental Agreement and/or Lease."

35. NOTICE: The Calif. Dept. of Justice, Sheriff's departments, police departments serving jurisdictions of 200,000 or more and many other local law enforcement authorities maintain for public access a database of the location of persons required to register pursuant to paragraph (1) of subdivision (a) of Section 290.4 of the Penal Code. The database is updated on a quarterly basis and is a source of information about the presence of these individuals in any neighborhood. This information may be accessed on the WEB at: www.meganslaw.ca.gov.

36. Holstein Properties Requires TWO emergency contacts:

Name Address Phone

Name Address Phone

37. MISREPRESENTATION: Any misrepresentation of information on the rental application or rental agreement will be considered a breach of contract and the owner will have the unilateral right to cancel said agreement

Lease Addendum – Mold Notification

It is our goal to maintain the highest quality living environment for our residents. Therefore, know that the Owner/Agent has inspected the unit prior to lease and knows of no damp or wet building materials and knows of no mold or mildew contamination. Resident is hereby notified that mold, however, can grow if the premises are not properly maintained or ventilated. If moisture is allowed to accumulate in the unit, it can cause mildew and mold to grow. It is important that Residents regularly allow air to circulate in the apartment. It is also important that Residents keep the interior of the unit clean and that they properly notify the Owner/Agent of any leaks, moisture problems, and/or mold growth.

Resident agrees to maintain the premises in a manner that prevents the occurrence of an infestation of mold or mildew in the premises. Resident agrees to uphold this responsibility in part by complying with the following list of responsibilities:

1. Resident agrees to keep unit free of dirt and debris that can harbor mold.
2. Resident agrees to immediately report to the Owner/Agent any water intrusion, such as plumbing leaks, drips, or “sweating” pipes.
3. Resident agrees to notify owner of overflows from bathroom, kitchen, or unit laundry facilities, especially in cases where the overflow may have permeated walls or cabinets.
4. Resident agrees to report to the Owner/Agent any significant mold growth on surfaces inside the premises.
5. Resident agrees to allow the Owner/Agent to enter the unit to inspect and make necessary repairs.
6. Resident agrees to use bathroom fans while showering or bathing and to report to the Owner/Agent any non-working fan.
7. Resident agrees to use exhaust fans whenever cooking, dishwashing, or cleaning.
8. Resident agrees to use all reasonable care to close all windows and other openings in the premises to prevent outdoor water from penetrating into the interior unit.
9. Resident agrees to clean and dry any visible moisture on windows, walls, and other surfaces, including personal property, as soon as reasonably possible. (Note: Mold can grow on damp surfaces within 24 to 48 hours.)
10. Resident agrees to notify the Owner/Agent of any problems with the air conditioning or heating systems that are discovered by the Resident.
11. Resident agrees to indemnify and hold harmless the Owner/Agent from any actions, claims, losses, damages, and expenses, including but not limited to, attorneys’ fees that the Owner/Agent may sustain or incur as a result of the negligence of the Resident or any guest or other person living in, occupying, or using the premises.

Resident Signature

Date

LEAD BASED PAINT DISCLOSURE

(Disclosure of Information on Lead-based Paint and Lead-Based Paint Hazards)

Lead Warning Statement *Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling, Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.*

Lessor's Disclosure (initial) Owner

____ (a) Presence of lead-based paint or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

____ (b) Records and reports available to the Lessor (check one below):

Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial) Resident to initial

____ (c) Lessee has received copies of all information listed above

____ (d) Lessee has received the pamphlet **Protect Your Family from Lead in Your Home**
Additional copies available on www.theholsteingroup.com

Agent's Acknowledgment (initial)

____ (e) Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Lessor Owner Date

Lessee Resident

Agent Date

Lessee - Resident Date

Agent Date



Condition of Rental Property Checklist

Instructions: Both owner/agent and tenant should complete this checklist within three days after renant moves in, and again when tenant moves out. Both owner/agent and tenant should sign and receive a copy of the checklist after each inspection. In completing the Inventory Checklist, BE SPECIFIC, and check carefully. Among the things to look for are dust, dirt, grease, stains, damages, & wear. Cross out items which do not apply & add additional items as needed.

Tenant Name (Print) _____

Tenant Name (Print) _____

Tenant Name (Print) _____

Tenant Name (Print) _____

Tenant Name (Print) _____

PROPERTY ADDRESS: _____

Owner/Agent Name (Print) _____

ITEM	CONDITION ON ARRIVAL	CONDITION ON DEPARTURE
LIVING ROOM		
Floor & Floor Covering		
Walls & Ceiling		
Door(s)		
Door lock(s) & hardware		
Lighting Fixture(s)		
Window(s) & Screen(s)		
Window Covering(s)		
Smoke Detector		
Fireplace		
Other		
KITCHEN		
Floor & Floor Coverings		
Walls & Ceiling		
Door(s)		
Door lock(s) and hardware		
Window(s) & Screen(s)		
Window Covering(s)		
Light Fixture(s)		
Cabinets		
Counters		
Stove/Oven/Range hood		
Refrigerator		
Dishwasher		
Sink(s) & Plumbing		
Garbage Disposal		
Smoke Detector		
Other		

CONDITION OF RENTAL PROPERTY CHECKLIST CONTINUED

ITEM	CONDITION ON ARRIVAL	CONDITION ON DEPARTURE
DINING ROOM		
Floor & Floor Covering(s)		
Walls & Ceiling		
Light Fixture(s)		
Window(s) & Screen(s)		
Window Covering(s)		
Other		
BATHROOM #1		
Floors & Floor Covering(s)		
Walls & Ceilings		
Counters & Surfaces		
Window(s) & Screen(s)		
Window Covering(s)		
Sink & Plumbing		
Bathtub/Shower		
Toilet		
Light Fixture(s)		
Door(s)		
Door lock & hardware(s)		
Other		
BATHROOM #2		
Floor & Floor Covering(s)		
Walls & Ceiling		
Counters & Surfaces		
Window(s) & Screen(s)		
Window Covering(s)		
Sink & Plumbing		
Bathtub/Shower		
Toilet		
Light Fixture(s)		
Door(s)		
Door lock(s) & hardware		
Other		

CONDITION OF RENTAL PROPERTY CHECKLIST CONTINUED

ITEM	CONDITION ON ARRIVAL	CONDITION ON DEPARTURE
BEDROOM #1		
Floor & Floor Covering(s)		
Walls & Ceiling		
Window(s) & Screen(s)		
Window Covering(s)		
Closet(s), including doors & tracks		
Lighting Fixture(s)		
Smoke Detector		
Door(s)		
Door lock(s) & hardware		
Other		
BEDROOM #2		
Floor & Floor Covering(s)		
Walls & Ceiling		
Window(s) & Screen(s)		
Window Covering(s)		
Closet, including doors & tracks		
Lighting Fixtures		
Smoke Detector		
Door(s)		
Door lock(s) & hardware		
Other		
BEDROOM #3		
Floor & Floor Covering(s)		
Walls & Ceiling		
Window(s) & Screen(s)		
Window Covering(s)		
Closet, including doors & tracks		
Lighting Fixtures		
Smoke Detector		
Door(s)		
Door lock(s) & hardware		
Other		

CONDITION OF RENTAL PROPERTY CHECKLIST CONTINUED

ITEM	CONDITION ON ARRIVAL	CONDITION ON DEPARTURE
OTHER AREAS		
Heating System		
Air Conditioning		
Stair(s) & Hallway(s)		
Lawn(s) & Garden(s)		
Patio, Terrace, Deck, etc		
Parking Area(s)		
Other		
Other		
Other		
Other		
Other		
# of Keys Recieved:		

Tenants acknowledge that all smoke detectors and fire extinguishers were tested in their presence and found to be in working order, and that the testing procedure was explained to them. Tenants agree to test all detectors at least once a month and to report any problems to Landlord/Manager in writing. Tenants agree to replace all smoke detector batteries as necessary.

Comments: _____

MOVE-IN INSPECTION DATE: _____

MOVE-OUT INSPECTION DATE: _____

Owner/Agent Signature

Owner/Agent Signature

Tenant Signature

Tenant Signature

Tenant Signature

Tenant Signature

Tenant Signature

Tenant Signature

Tenant Signature

Tenant Signature

Tenant Signature

Tenant Signature