

## MANAGER - TENANT STATEMENT OF CONDITION OF THE RENTAL PROPERTY

1 Manager: \_\_\_\_\_  
 2 Address: \_\_\_\_\_  
 3 \_\_\_\_\_  
 4 Phone: \_\_\_\_\_  
 5 Date: \_\_\_\_\_  
 6 Time: \_\_\_\_\_  am  pm

8 To Tenant in Possession: \_\_\_\_\_  
 9 Regarding Rental Premises at: \_\_\_\_\_  
 10 \_\_\_\_\_

12 Previous Rental of the Property: \_\_\_\_\_ These premises have been rented before.  
 13 \_\_\_\_\_ These premises have not been rented before.

15 This statement of condition is to record the condition of the rental unit at the time of initial occupancy.  
 16 The Manager and Tenant should agree as to the condition of the premises, each retaining a copy of this  
 17 form when completed.

19	Condition Key			
20	1 - Poor	2 - Fair	3 - Good	4 - New Condition

	Item Rated	Rating	Conditions & Comments
22	<b>A. KITCHEN/DINING AREA</b>		
23	1. WALLS (PAINT - HOLES)		
24	2. WINDOWS & SCREENS		
25	3. CURTAINS & DRAPES		
26	4. DOORS		
27	5. CEILINGS		
28	6. LAMPS/LIGHT FIXTURES		
29	7. LIGHT BULBS		
30	8. FLOORS & CARPET		
31	9. SINK & GARBAGE		
32	DISPOSAL		
33	10. CLOSETS & CUPBOARDS		
34	11. DRAWERS		
35	12. FURNITURE		
36	13. EXHAUST FAN		
37	14. COUNTER TOPS		
38	15. RANGE/OVEN		
39	16. REFRIGERATOR		
40			

		RATINGS KEY			
		1 - Poor	2 - Fair	3 - Good	4 - New Condition
43	17. DISHWASHER				
44	18. OTHER				
45	<b>B. LIVINGROOM</b>				
46	1. WALLS (PAINT - HOLES)				
47	2. WINDOWS & SCREENS				
48	3. CURTAINS & DRAPES				
49	4. DOORS				
50	5. CEILINGS				
51	6. LAMPS/LIGHT FIXTURES				
52	7. LIGHT BULBS				
53	8. FLOORS & CARPETS				
54	9. MIRRORS				
55	10. CLOSETS & CUPBOARDS				
56	11. DRAWERS				
57	12. FURNITURE				
58	13. OTHER				
59	<b>C. BEDROOM #1</b>				
60	1. WALLS (PAINT - HOLES)				
61	2. WINDOWS & SCREENS				
62	3. CURTAINS & DRAPES				
63	4. DOORS				
64	5. CEILINGS				
65	6. LAMPS/LIGHT FIXTURES				
66	7. LIGHT BULBS				
67	8. FLOORS & CARPETS				
68	9. MIRRORS				
69	10. CLOSETS & CUPBOARDS				
70	11. DRAWERS				
71	12. FURNITURE				
72	13. OTHER				
73	<b>D. BEDROOM #2</b>				
74	1. WALLS (PAINT - HOLES)				
75	2. WINDOWS & SCREENS				
76	3. CURTAINS & DRAPES				
77	4. DOORS				
78	5. CEILINGS				
79	6. LAMPS/LIGHT FIXTURES				

\_\_\_\_\_/\_\_\_\_\_  
Initials: Owner/Manager

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Manager-Tenant Statement of Condition of the Rental Property Initials \_\_\_\_\_ / \_\_\_\_\_

		RATINGS KEY			
		1 - Poor	2 - Fair	3 - Good	4 - New Condition
82	7. LIGHT BULBS				
83	8. FLOORS & CARPETS				
84	9. MIRRORS				
85	10. CLOSETS & CUPBOARDS				
86	11. DRAWERS				
87	12. FURNITURE				
88	13. OTHER				
89	<b>E. BEDROOM #3</b>				
90	1. WALLS (PAINT - HOLES)				
91	2. WINDOWS & SCREENS				
92	3. CURTAINS & DRAPES				
93	4. DOORS				
94	5. CEILINGS				
95	6. LAMPS/LIGHT FIXTURES				
96	7. LIGHT BULBS				
97	8. FLOORS & CARPETS				
98	9. MIRRORS				
99	10. CLOSETS & CUPBOARDS				
100	11. DRAWERS				
101	12. FURNITURE				
102	13. OTHER				
103	<b>F. BATHROOM #1</b>				
104	1. WALLS (PAINT - HOLES)				
105	2. WINDOWS & SCREENS				
106	3. CURTAINS & DRAPES				
107	4. DOORS				
108	5. CEILINGS				
109	6. LAMPS/LIGHT FIXTURES				
110	7. LIGHT BULBS				
111	8. FLOORS & CARPETS				
112	9. MIRROR/MEDICINE				
113	CABINET				
114	10. CLOSETS & CUPBOARDS				
115	11. DRAWERS				
116	12. FURNITURE				
117	13. EXHAUST FAN				
118	14. SINK & COUNTER TOPS				

\_\_\_\_\_/\_\_\_\_\_  
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		RATINGS KEY			
		1 - Poor	2 - Fair	3 - Good	4 - New Condition
119					
120					
121	15. TUB/SHOWER AREA				
122	16. COMMODE/LAVATORY				
123	17. OTHER				
124	<b>G. BATHROOM #2</b>				
125	1. WALLS (PAINT - HOLES)				
126	2. WINDOWS & SCREENS				
127	3. CURTAINS & DRAPES				
128	4. DOORS				
129	5. CEILINGS				
130	6. LAMPS/LIGHT FIXTURES				
131	7. LIGHT BULBS				
132	8. FLOORS & CARPETS				
133	9. MIRROR/MEDICINE				
134	CABINET				
135	10. CLOSETS & CUPBOARDS				
136	11. DRAWERS				
137	12. FURNITURE				
138	13. EXHAUST FAN				
139	14. SINK & COUNTER TOPS				
140	15. TUB/SHOWER AREA				
141	16. COMMODE/LAVATORY				
142	17. OTHER				
143	<b>H. HALL &amp; UTILITY ROOM</b>				
144	1. WALLS (PAINT - HOLES)				
145	2. WINDOWS & SCREENS				
146	3. CURTAINS & DRAPES				
147	4. DOORS				
148	5. CEILINGS				
149	6. LAMPS/LIGHT FIXTURES				
150	7. LIGHT BULBS				
151	8. FLOORS & CARPETS				
152	9. CLOSETS & CUPBOARDS				
153	10. DRAWERS				
154	11. LAUNDRY FACILITIES				
155	12. FURNACE/HEATER				
156	13. OTHER				

\_\_\_\_\_/\_\_\_\_\_  
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		RATINGS KEY			
		1 - Poor	2 - Fair	3 - Good	4 - New Condition
157					
158					
159	<b>I. BASEMENT</b>				
160	1. WALLS (PAINT - HOLES)				
161	2. WINDOWS & SCREENS				
162	3. CURTAINS & DRAPES				
163	4. DOORS				
164	5. CEILINGS				
165	6. LAMPS/LIGHT FIXTURES				
166	7. LIGHT BULBS				
167	8. FLOORS & CARPETS				
168	9. CLOSETS & CUPBOARDS				
169	10. DRAWERS				
170	11. LAUNDRY FACILITIES				
171	12. FURNACE/HEATER				
172	13. FURNITURE				
173	14. OTHER				
174	<b>J. MISCELLANEOUS</b>				
175	1. PATIO/PORCH				
176	2. GARBAGE FACILITIES				
177	3. LAWN				
178	4. FENCE & GATES				
179	5. GARAGE/CARPORT				
180	6. STORAGE SHED				
181	7. TREES				
182	8. SHRUBS				
183	9. FIRE EXTINGUISHERS				
184	10. CARBON MONOXIDE				
185	DETECTORS				
186	11. OTHER				
187	<b>K. GENERAL COMMENTS</b>				
188					
189					
190					
191					
192					
193					

\_\_\_\_\_/\_\_\_\_\_  
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Page 5 of 6 Tenant(s)\_\_\_\_\_/\_\_\_\_\_  
 Initials\_\_\_\_\_/\_\_\_\_\_

DETECTOR INSPECTION AND ACCEPTANCE BY TENANT

196 In accordance with applicable law, approved smoke detector(s) and approved carbon monoxide detector(s) have  
197 been installed in the premises. Manager and Tenant have verified that both the smoke detector(s) and the carbon  
198 monoxide detector(s) are in good working order on:\_\_\_\_\_. Tenant acknowledges that  
199 applicable law provides that Tenant shall maintain the smoke detector(s) and the carbon monoxide detector(s) in  
200 good working order during Tenant's period of occupancy and possession including changing batteries at least semi-  
201 annually and that Manager is not liable for damages caused as a result of the failure of the smoke detector(s) or  
202 carbon monoxide detector(s).

205 Number of smoke detector(s)\_\_\_\_\_ Number of carbon monoxide detector(s) \_\_\_\_\_  
206 Number of house/garage key(s)\_\_\_\_\_ Number of mail key(s) \_\_\_\_\_  
207 Number of garage door opener(s)\_\_\_\_\_ Number of transfer station pass(es) \_\_\_\_\_

209 Initials \_\_\_\_\_/ \_\_\_\_\_

211 I have inspected the premises and believe that the foregoing statement of condition is truthful and accurate.

212 \_\_\_\_\_/ \_\_\_\_\_

213 Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

214 \_\_\_\_\_/ \_\_\_\_\_

215 Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

216 \_\_\_\_\_/ \_\_\_\_\_

217 Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

218 \_\_\_\_\_/ \_\_\_\_\_

219 Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

221 I have inspected the premises and believe that the foregoing statement of condition is truthful and accurate.

222 \_\_\_\_\_/ \_\_\_\_\_

223 Manager Signature \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:** Unless otherwise expressly stated the term <sup>3</sup>'D\ 'V' means calendar days and not business days. Business days are defined as all days as except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or a holiday can be performed on the next business day.

\_\_\_\_\_  
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Initials \_\_\_\_\_ / \_\_\_\_\_