

This is a statement of the condition of the premises you have leased or rented. You should read it carefully in order to see if it is correct. If it is correct you must sign it. This will show that you agree the list is correct and complete. If it is not correct, you must attach a separate signed list of any damage which you believe exists in the premises. This statement must be returned to the lessor or his agent within fifteen days after you receive this list or within fifteen after you move in, whichever is later. If you do not return this list within the specified period, a court may later view your failure to return the list as your agreement that the list is complete and correct in any suit which you may bring to recover the security deposit.

WRITTEN CONDITION REPORT/RECEIPT FOR SECURITY DEPOSIT

TENANT(S): _____
 ADDRESS: _____ UNIT: _____
 CITY: _____ STATE: _____ ZIP: _____

Rating Scale = (E)Excellent (VG) Very Good (G)Good (F)Fair (P)Poor								
	IN	Out		In	Out		In	Out
LIVING AREAS			KITCHEN			BEDROOM 3		
Walls			Walls			Walls		
Windows			Stove/Racks			Windows		
Blinds/Drapes			Refrigerator			Blinds/Drapes		
Rods			Ice Trays			Rods		
Floor			Shelves/Drawer			Floor		
Carpet/Vinyl/Wood			Disposal			Light Fixtures		
Light Fixtures			Dishwasher			Doors/Woodwork		
Doors/Woodwork			Counter Tops			Locks		
Locks			Cabinets			Ceilings		
Ceilings			Sink			Electric Outlets		
Electrical Outlets			Floor					
Garbage Cans			Windows					

Rating Scale = (E)Excellent (VG) Very Good (G)Good (F)Fair (P)Poor									
TV Antenna/Cable			Blinds/Drapes			BATH ROOM			
Fireplace						Towel Bars			
Cleanliness						Sink & Vanity			
						Toilet			
BEDROOM 1			BEDROOM 2			Tub/Shower			
Walls			Walls			Fan (Exhaust)			
Windows			Windows			Floor			
Blinds/Drapes			Blinds/Drapes			Electric Outlets			
Rods			Rods			Light Fixtures			
Floor			Floor						
Light Fixtures			Light Fixtures			Essential Services			
Doors/Woodwork			Doors/Woodwork			Plumbing			
Locks			Locks			Heating			
Ceilings			Ceilings			Electricity			
Electrical Outlets			Electric Outlets			Hot Water			
						Smoke Detectors			

Description of Damage:

I accept this unit in the above condition:

 Tenant Date

 Tenant Date

Submitted by:

I left this unit in the above condition:

 Tenant Date

 Tenant Date

Accepted By:

Landlord Date

Landlord Date

Tenant has paid \$ _____ for a security deposit. Tenant is hereby given notice that the security deposit paid will be held in a trust account following financial institution:

Name of Financial Institution: _____

Address/Location: _____

Account Number: _____

Tenant will be provided written notice of any subsequent transfer of the security deposit to a successor in interest or transfer of the security deposit to a different financial institution.

Landlord Date

Received:

Tenant Date

Tenant Date