

RENTAL AGREEMENT

_____ as Manager and Agent (Hereinafter "Management" for owner, rents to Resident(s), jointly and severally, the premises located at _____ unit # _____, Arizona to be used solely for the purpose of a personal residence by (Name each Occupant):

- (1) _____ Social Security Number _____
(2) _____ Social Security Number _____
(3) _____ Social Security Number _____
(4) _____ Social Security Number _____

for a term of _____ month(s) beginning _____, _____ and ending _____, _____ for a furnished unfurnished apartment, and Resident(s) shall pay rent, tax, charges and deposits as set forth below. Occupancy is limited to those persons named above only.

MONTHLY RENTAL CHARGES

Rent _____
Pet Rent _____
Parking Rent _____
Other _____

Subtotal _____
City Sales Tax _____
(Applicable rate subject to change during lease term)

TOTAL MONTHLY RENT \$ _____

OTHER CHARGES AND DEPOSITS

Security Deposit _____
Pet Deposit _____

Non-Refundable
Preparation Charge _____

Non-Refundable
Pet Sanitizing Charge _____

UTILITIES

Natural Gas Paid By: Owner
Electric Paid By: Resident

OTHER TERMS AND CONDITIONS: _____

RENT PAYMENT. The rent shall be \$ _____ per month plus applicable sales tax payable in advance on or before the 1st day of each month at the location designated by Management, which is payable with a personal check, cashier's check, certified check or money order in the exact amount due. No second party checks will be accepted. Resident will pay as additional rent no later than the next rental payment date: (1) \$ _____ per day for each day after the _____ that any portion of the rent is delinquent; (2) \$ _____ for each non-sufficient fund check returned by the Resident's bank and thereafter all future rent and charges shall be paid only in the form of cashier's check or money order; (3) The costs or repairs caused by damages due to act of neglect by Resident's guest; and (4) \$ _____ fine for bringing an unauthorized pet on the property. Resident's failure to pay any rent or any other charges due may provide basis for termination of the Rental Agreement at the option of Management. Resident further agrees that Management has the exclusive right to determine how Resident's payments are applied towards the various monetary obligations of this Rental Agreement (i.e. rent, unpaid deposits, charges and/or pet permit violations).

UTILITY COST ADJUSTMENT DURING LEASE TERM. Management shall have the right, upon thirty (30) days notice to Resident, to increase the total rent due by an amount reasonably related to any increase in the cost of utilities for either electricity and/or natural gas, if applicable.

PARKING POLICIES. Resident agrees that only those vehicles (including trailers and boats) identified below may park on the property without separate written consent from Management

<u>MAKE/MODEL</u>	<u>TYPE</u>	<u>YEAR</u>	<u>LICENSE NO.</u>	<u>STATE</u>	<u>SPACE NO.</u>
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Management may assign parking spaces or areas for residents and guests. Management may also designate: (1) No Parking areas; (2) Whether trailers, boats, or campers may park and where inoperable, abandoned or unauthorized vehicles will be towed away at the owner's expense after a _____ hour notice is posted on vehicle. The 24-hour notice does not apply to vehicles that are parked in a space assigned to another resident, parked in a marked tow-away zone or parked to impede traffic or trash collection easements. Vehicles parked in this manner will be towed away immediately without warning at owner's expense. If Management pays resident's towing expenses, such expense shall be deemed as additional rent owed and be immediately due and payable. Guests must only use unassigned spaces. Vehicle repairs may only be done with Management's permission and in areas and at times specified by Management. Motorcycles must be parked in parking lots, never on sidewalks, in landscape areas or apartments and must not damage asphalt, etc. Vehicles parked on the property must park "head in" only and show current registration. Management may elect to charge as additional rent a \$ _____ fine for repeat offenders.

ACCESS. Management will not enter Resident's unit without prior 48-hour notice except to deal with an emergency. Resident further agrees that this notification to Management of service or maintenance request grants Management authority to enter the unit at all reasonable times for the purpose of that request, and Management must have advance written permission from Resident to open Resident's unit for others (i.e. delivery personnel, service personnel, friends, etc.). Resident is aware that under these circumstances, Management is not responsible for lost or stolen articles. Resident allows that the property may be shown during the last thirty (30) days of the tenancy to prospective residents, buyers, or others with a 24-hour phone notice. Resident acknowledges that it is impractical to give 48 hours written notice during this last thirty-day time period and shall allow access as agreed herein.

RESIDENT'S POLICIES. (A) Resident shall not decorate or alter the unit, patio or balcony area, change door locks, add a new lock, have a waterbed, sublet, or park a motorized vehicle in the apartment without written permission from Management. (B) Resident further agrees to comply with state statutes and city ordinances which are applicable to the premises. (C) Resident shall show due consideration of his neighbors and not interfere with other residents' quiet enjoyment, and Management shall be sole judge of acceptable conduct. (D) Resident has carefully inspected the premises and finds them to be in a clean, rentable, undamaged condition except as may be noted otherwise in the unit inventory Resident agrees to exercise reasonable care in the use of the premises and maintain and redeliver the same in a clean, safe and undamaged condition. (E) Guest(s) of the Resident are limited to _____ per apartment and must have Management's written consent if they stay in the apartment more than _____ days.

ABANDONMENT. Abandonment means absence of the Resident from the dwelling unit without notice to Management for at least seven (7) days if rent for the unit is outstanding and unpaid for ten (10) days and there is no reasonable evidence, other than the presence of the Resident's personal property that the Resident is occupying the unit. Such abandonment shall not constitute a "surrender" without the consent of Management, and in the event of abandonment, Management shall be entitled to all remedies at law or in equity, which provides that if personal property is abandoned by the Resident and determined by Management to be of less value than the cost of moving, storage and conducting a sale of such personal property, Management may destroy or otherwise dispose of any or all of the abandoned property.

COMMUNITY POLICIES. The community policies, if applicable, are for the mutual benefit of all residents and are deemed a part hereof of this Rental Agreement and violations or breaches of any community policy shall constitute a default under the Rental Agreement.

DISCLOSURE. _____ is the Owner under this Lease and service of process can be made through its statutory agent. All other notices must be in writing and delivered to the Manager's Office during regular business hours or sent by registered or certified mail to the Manager's Office during regular business hours, except as may be provided by Addendum to this Lease.

OPTION TO RENEW/RENT INCREASE. At expiration of this Lease, this Lease will automatically renew on a month-to-month basis under the same terms and conditions unless Resident gives Management a 30-day prior written notice of Resident's intent to vacate by delivering to Management a vacate notice, or unless Management, at its sole option, chooses to not renew this Lease, and in such case, Resident agrees to vacate on the expiration date of the Lease. The rent may increase upon the expiration date if a 30-day prior written notice of such an increase is provided to Resident. A specific length lease of greater than one month, but no longer than one year, may be required for continued occupancy.

INDEMNIFICATION. Management shall not be liable for any damage or injury to the Resident(s) or any other person, or to any property, occurring on the premises, or any part thereof, or in the common areas thereof, unless such damages is the proximate result of gross negligence or unlawful act of Management, its agency, or employees and Resident agrees to hold Management harmless from any and all claims for damages no matter how caused, except for injury or damages for which Management is legally responsible. Resident shall be responsible for obtaining fire, extended coverage and liability insurance with respect to the contents of the apartment. Resident understands that Management's insurance does not cover Resident's belongings from losses not caused by Management's negligence and Management encourages Resident to obtain an all-risk policy in addition to marking all valuables for "Operation Identification".

WAIVER. Failure of Management to insist upon strict compliance with the terms of this Rental agreement shall not constitute a waiver of Management's rights to act on any violation.

ATTORNEY'S FEES. In the event of legal action to enforce compliance with this Rental Agreement, the prevailing party may be awarded court costs and reasonable attorney's fees.

SEVERABILITY. If any provision of this Rental Agreement is invalid under applicable law, such provisions shall be ineffective to the extent of such invalidity only, without invalidating the remainder of this Rental Agreement.

REMEDIES CUMULATIVE. All remedies under this Rental Agreement of by law or equity shall be cumulative.

SECURITY. Resident hereby agrees and acknowledges that Management and Owner shall not provide and shall have no duty to provide any security services to Resident or the community. Resident shall look solely to the public police force for security protection and Resident agrees and acknowledges that protection against criminal action is not within the power of Management and Owner, and, even if from time to time Management provides security services, those services cannot be relied upon by Resident and shall not constitute a waiver of, or in any manner, modify the above agreement. Management and Owner shall not be liable for failure to provide adequate security services or for criminal or wrongful actions by others against Resident, Resident's relatives or Resident's guests.

TRANSFERS. Military personnel on active duty may terminate the Rental Agreement upon receipt of orders transferring to another base, releasing from active duty, or ordering occupancy of government quarters. Resident agrees to give as much written notice as possible and rent will be prorated from the

notice date to move-out date. Assignment instructions for the voluntary occupancy of government quarters is not sufficient for termination of the Apartment Rental Agreement.

MOVE-OUT CHARGES. Resident agrees that move-out charges will be determined as follows:

- ◆ A. **RENT.** Resident must deliver a signed vacate notice at least thirty (30) days prior to move-out and fulfill the agreed upon terms of the Rental Agreement. Month-to-Month Rental Agreements. Resident agrees to pay rent for thirty (30) days from the next periodic rental due date from the date Resident delivers his notice. Rental Agreements with more than thirty (30) days remaining. Resident agrees to pay rent until the apartment is reoccupied or until the expiration of the rental agreement, whichever comes first.
- ◆ B. **INADEQUATE CLEANING.** If Resident does not complete the cleaning requirements listed as determined by Management, normal wear and tear excepted.
- ◆ C. **ADMINISTRATIVE CHARGES.** I agree to pay \$_____ to defray Management's administrative and marketing costs if "Resident does either of the following:
 1. Fails to fulfill the agreed upon term of the Apartment Rental Agreement, or
 2. Fails to deliver a written "VACATE NOTICE" to Management at least thirty (30) days prior to move-out.
- ◆ D. **PROPERTY DAMAGE.** Resident agrees that if apartment is not returned in the same condition as Resident received it, less fair wear and tear as determined by Management, Resident will be charged Management's cost to repair. Personal property remaining after move-out will be disposed of without accountability.
- ◆ E. **OTHER.** Resident agrees to pay any unpaid preparation fee, pet sanitizing fees, late charges, lost key charges or other unpaid charges at time of move-out. Failure to vacate on move-out date will cost me daily rent plus two months' rent or twice the Management's damages, whichever is greater as provided by law.

IMPORTANT: Management will first apply security and pet deposits to satisfy the charges listed above in Paragraphs A through E. HOWEVER, IF THESE DEPOSITS ARE INSUFFICIENT TO SATISFY THE TOTAL CHARGES, MANAGEMENT WILL SEND RESIDENT, AT THE MOST CURRENT ADDRESS RESIDENT GIVES MANAGEMENT, AN ITEMIZED BILL WHICH RESIDENT AGREES TO PAY PROMPTLY. MANAGEMENT AGREES TO RETURN ALL REFUNDABLE DEPOSITS IN ACCORDANCE WITH A.R.S. § 33-1321.

GENERAL PROVISIONS. No oral promises, representation or agreements have been made by Owner or Management. This Lease is the entire agreement between the parties and Management (including its employees, leasing personnel and other personnel) has no Authority to waive, amend or terminate this Lease or any part of it and no authority to make promises, representations or agreements which impose duties of security or other obligations on Owner or Management unless done in writing. Further, Resident may obtain a copy of the Arizona Residential Landlord and Tenant Act at the Arizona Secretary of State's Office. Resident may be present at a move-out inspection of the rental unit with written notice to the Landlord. Resident further acknowledges that he/she was provided a copy of the Federal Lead Hazard pamphlet and accepts responsibility for reading and understanding its contents.

FAIR HOUSING ACCOMMODATIONS. This community is dedicated to honoring Federal and Arizona Fair Housing laws. Accommodations will be made/allowed as reasonably necessary to the policies and regulations of the community in order to enable Residents with disabilities to utilize the rental premises. The community reserves the right to require reasonable medical evidence of the disability and that the requested accommodation is necessary. The Resident may be required to restore the premises to their prior condition if failure to make restoration would interfere with the Owner's or next tenant's use and enjoyment of the premises.

ADDENDUM TO APARTMENT RENTAL AGREEMENT

For the first _____ month(s) of this Agreement, Management agrees to reduce the basic monthly rent by \$_____ per month with the understanding that in the event the Resident does not fully perform under the terms and conditions of this Lease. Resident agrees to return to Management any rent incentives herein accepted by Resident or reimburse Management for the full market value of said incentives.

AGREEMENT AND ACCEPTANCE. Resident agrees to (1) live within the spirit and letter of this entire Agreement including the Rental Application, the Apartment inventory, and Pet Agreement (if applicable), all of which are attached; (2) that each obligation of this Agreement is material and a violation of any obligation entitles Management to terminate this Agreement and/or exercise any other legal rights it may possess; (3) that the Resident designated below as "Agent" shall deliver the total rent due each month to Management, occupy the assigned parking space (is applicable) and receive any security refund (if applicable); and (4) upon written notice from Management, this Agreement will convert to a month-to-month tenancy if false and/or misleading information is contained in the Rental Application.

1. DROP BOX

Resident understands that they may use the night slot/drop box to tender their monthly rent. However, Resident uses it at their own risk. Management does not warrant security on the drop box should the rent be lost, stolen, or otherwise removed by a third party. Resident agrees to reimburse landlord immediately for the rent that was tendered.

2. RESIDENT PACKAGES

Resident understands that Management, as a courtesy to Resident, is allowing packages delivered to Resident to be left in Management's office. Management is not responsible for said package. It is Resident's duty to retrieve the package as quickly as possible. Resident releases Management from any liability other than Management's negligence in storing or keeping said packages. .

3. SMOKERS

Resident agrees that there shall be no smoking of cigarettes, cigars, etc. inside the rental property

at any time. Any smoking must be done outside of the rental property. Resident agrees to pay management a fine of \$_____ for a violation of this provision and further understands that this is grounds for noncompliance of the Lease Agreement and all possible resulting legal ramifications. .

4. SATELLITE DISHES

Resident agrees that if Resident elects to install a satellite dish they shall comply with all FCC regulations and any other restrictions that Management may prohibit regarding the placement of said satellite dish. Management will not unreasonably prohibit the placement of said satellite dish but will require the Resident to fully comply with all regulations and/or conditions that include but are not limited to no holes being drilled in outside walls, roofs, or windows and balcony railings. Furthermore, no part of the dish or antenna can extend beyond the balcony railing line, which is in the sole exclusive use of the Resident. Resident further understands that they must obtain insurance naming the Landlord as beneficiary and in an amount set by the landlord. .

5. TENANT LIABILITY/RENTER'S INSURANCE.

Resident assumes all liability for personal injury, property damage or loss, and insurable risks. Management strongly recommends that Resident obtain and keep renter's insurance in full force and effect during the full term of this Agreement. .

6. RULES, REGULATIONS AND APPLICABLE LAW.

Both Landlord and Tenant agree to comply with applicable laws, ordinances, regulations, Covenants, Conditions and Restrictions, and Homeowners' Association rules and regulations concerning the premises. Tenant agrees to supervise Tenant's family, guests and invitees to insure their compliance with these rules, regulations, and laws. Tenant shall be responsible for any actions of Tenant's family, guests and invitees who violate this Agreement or Landlord's rules or regulations, pursuant to A.R.S. § 33-1368(G). Tenant is responsible for any fines or penalties assessed by any governing body as a result of "Tenant's violation of any of these rules, regulations, and laws. The Tenant has either received a copy of any rules, regulations, and laws concerning the premises, or has made an independent investigation of the applicability of such rules, regulations and laws as to the Tenant's use of the premises. If the state, county, municipal or other governmental bodies adopt new ordinances, rules or other legal provisions affecting this Agreement, the Landlord may make immediate amendments to bring this Agreement into compliance with the law. In such event, the Landlord agrees to give Tenant written notice that this Agreement has been amended and shall provide a brief description of the amendment and the effective date. A.R.S. § 33-1342(C).

7. JURY TRIAL WAIVER

Resident and Landlord agree that in the event of any litigation including a Special/Forcible Detainer action or civil litigation that the parties waive their rights to a jury and agree that the matter may be heard by a Judge. .

8. COLLECTION AGENCY CHARGES

Resident agrees that in the event they default in their Lease Agreement and their account is

turned over to a collection agency, they shall pay the costs of the collection agency in addition to the full amount due the Landlord for breach of the lease agreement. .

9. FIREARM RESTRICTIONS

Resident agrees that if they own a firearm, it will not be loaded at any time while on the premises. Furthermore, the firearm must be holstered at all times and can only be in the Resident’s vehicle or the Resident’s apartment and not anywhere in the common areas of the rental property. .

10. PETS

- No pets allowed. Tenant agrees not to keep or permit any pets on the premises without prior written consent of the Landlord.
- Landlord hereby grants Tenant permission to keep the following pets on the premises: _____

11. MISCELLANEOUS MATTERS: The following shall be the responsibility of the party indicated:

- | | | | | |
|----------------------------------|-----------------------------------|-----------------------------------|--------------------------------------|---|
| A. Pool Maintenance | <input type="checkbox"/> Landlord | <input type="checkbox"/> Tenant | <input type="checkbox"/> Association | <input type="checkbox"/> Not applicable |
| B. Pest Control | <input type="checkbox"/> Landlord | <input type="checkbox"/> Tenant | <input type="checkbox"/> Association | <input type="checkbox"/> Not applicable |
| C. Yard Maintenance | <input type="checkbox"/> Landlord | <input type="checkbox"/> Tenant | <input type="checkbox"/> Association | <input type="checkbox"/> Not applicable |
| D. Homeowner’s Association Fees: | | <input type="checkbox"/> Landlord | <input type="checkbox"/> Tenant | <input type="checkbox"/> Not applicable |
| E. Miscellaneous: _____ | | <input type="checkbox"/> Landlord | <input type="checkbox"/> Tenant | <input type="checkbox"/> Not applicable |

Resident:

Management (Authorized Agent for the Owner)

Resident/Agent

(Title)

Resident Date: _____

Management Date: _____

CRIME FREE ADDENDUM TO RENTAL AGREEMENT

In consideration of the execution of or renewal of a Lease of the unit identified in the Rental Agreement, the parties agree as follows:

1. Tenant, any member of the Tenant's household or a guest or other person under the Tenant's control shall not engage in criminal activity including drug-related criminal activity on or near the said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act {21 U.S.C. 02}).
2. Tenant, any member of the Tenant's household, or a guest of another person under the Tenant's control **shall not engage in any act intended to facilitate criminal activity**, including drug-related criminal activity on or near the said premises.
3. Tenant or members of the household **will not permit the unit to be used for or to facilitate criminal activity**, including drug-related, regardless of whether the individual engaging in such activity is a member of the household or guest.
4. Tenant, any member of the Tenant's household or guest, or another person under the Tenant's control **shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of a controlled substance** as defined in A.R.S. § 13-3451, at any locations whether **on or near the premises or otherwise**.
5. Tenant, any member of the Tenant's household, or a guest or another person under the Tenant's control **shall not engage in any illegal activity, including prostitution**, as defined in A.R.S. § 13-1211, criminal street gang activity as defined in A.R.S. § 13-105 and 13-2308, **threatening or intimidating** as prohibited in A.R.S. § 13-1202, assault as prohibited in A.R.S. § 13-1203 including but not limited to **the unlawful discharge of firearms**, on or near the premises or **any breach of the rental agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other tenant or involving imminent or actual serious property damage**, as defined in A.R.S. § 33-1368(A).
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE RENTAL AGREEMENT AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF THE TENANCY.** A **single** violation of any of the provisions of this added Addendum shall be deemed a serious violation and a material and irreparable noncompliance. It is understood that a **single** violation shall be good cause for **immediate termination of the rental agreement** under A.R.S. § 33-1368. Unless otherwise provided by law, proof of violation **shall not require criminal conviction** but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this Addendum and any other provision of the Rental Agreement, the provisions of the Addendum shall govern.

8. Tenant hereby authorizes Landlord to use all police generated reports as direct evidence in all eviction hearings and trials for violation of this Addendum.
9. This **ADDENDUM** is incorporated into the Rental Agreement executed or renewed this date between Landlord and Resident.

DATED THIS _____ day of _____, 20_____.

Landlord:

Resident:

NOTICE AND DISCLOSURE REGARDING MOLD (RENTAL)

There has been some recent publicity regarding the existence of certain types of toxic and non-toxic mold and similar organisms in homes, apartments and commercial buildings. Current information indicates that some types of mold may cause severe health problems for certain individuals.

Real estate agents are not trained to identify mold or similar conditions. Mold is not detectable by a real estate agent – sometimes not even by a professional home inspector or pest control inspector. It is even possible that a property could have a serious but hidden mold problem unknown to the seller.

The only way to provide any reasonable assurance that a property does not have mold or other health hazard problem is to retain the services of an environmental expert who will conduct specific tests. Normally, these tests will consist of an interior and exterior examination for airborne spores, and a carpet test, though other procedures may be necessary. Any visible mold should be professionally evaluated.

Since most varieties of mold thrive on moisture, it is extremely important that you report all water leaks to the landlord or property manager in a timely manner. It is also your obligation to report any signs of mold or unusual odors in the property.

If the presence of mold is a material matter, you must conduct any and all inspections or tests prior to signing a lease.

By signing below, Tenant acknowledges receipt of this notice.

Property Address: _____

Tenant: _____

Date: _____

Tenant: _____

Date: _____

Landlord: _____

Date: _____

Landlord: _____

Date: _____

**ADDENDUM TO RENTAL APPLICATION,
AGREEMENT AND RECEIPT FOR DEPOSIT**

PROPERTY ADDRESS: _____

TENANT(S): _____

LANDLORD(S): _____

DATE: _____

ADDITIONAL TERMS AND CONDITIONS:

Landlord and Tenant acknowledge that Landlord must provide Tenant with a signed copy of his/her lease and a move-in form to list existing damages of the property. Tenant is hereby given written notice that they may be present at the move-out inspection.

Tenant may obtain a copy of the Arizona Residential Landlord and Tenant Act from the Arizona Secretary of State's Office, 602-542-4086.

Landlord

Landlord

Tenant

Tenant

RENTAL PROPERTY MOVE-IN CHECKLIST

Property Address _____ Apt. # _____
 City _____ State _____ Zip _____
 Tenant _____
 Move-In Date _____ Inspected By _____
 Move-Out Date _____ Inspected By _____

	MOVE IN OK NOT	COMMENTS	MOVE OUT ~ OK NOT		MOVE IN OK NOT	COMMENTS	MOVE OUT OK NOT
HEAT/PLUMBING				KITCHEN			
Heating	<input type="checkbox"/>	_____	<input type="checkbox"/>	Walls-Ceiling	<input type="checkbox"/>	_____	<input type="checkbox"/>
Air Cond.	<input type="checkbox"/>	_____	<input type="checkbox"/>	Floor	<input type="checkbox"/>	_____	<input type="checkbox"/>
Water Heater	<input type="checkbox"/>	_____	<input type="checkbox"/>	Doors	<input type="checkbox"/>	_____	<input type="checkbox"/>
Plumbing	<input type="checkbox"/>	_____	<input type="checkbox"/>	Outlets / Switches	<input type="checkbox"/>	_____	<input type="checkbox"/>
Washer/Dryer	<input type="checkbox"/>	_____	<input type="checkbox"/>	Light Fixtures	<input type="checkbox"/>	_____	<input type="checkbox"/>
SAFETY				Windows/Latches	<input type="checkbox"/>	_____	<input type="checkbox"/>
Door Locks	<input type="checkbox"/>	_____	<input type="checkbox"/>	Screens/Shades	<input type="checkbox"/>	_____	<input type="checkbox"/>
Smoke Detectors	<input type="checkbox"/>	_____	<input type="checkbox"/>	Window Coverings	<input type="checkbox"/>	_____	<input type="checkbox"/>
Fire Extinguisher	<input type="checkbox"/>	_____	<input type="checkbox"/>	Oven/Range	<input type="checkbox"/>	_____	<input type="checkbox"/>
EXTERIOR				Fan/Light/Controls	<input type="checkbox"/>	_____	<input type="checkbox"/>
Garage/Car Port	<input type="checkbox"/>	_____	<input type="checkbox"/>	Refrigerator	<input type="checkbox"/>	_____	<input type="checkbox"/>
Landscaping	<input type="checkbox"/>	_____	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	_____	<input type="checkbox"/>
Pool/Spa	<input type="checkbox"/>	_____	<input type="checkbox"/>	Disposal	<input type="checkbox"/>	_____	<input type="checkbox"/>
_____	<input type="checkbox"/>	_____	<input type="checkbox"/>	Counter Tops	<input type="checkbox"/>	_____	<input type="checkbox"/>
_____	<input type="checkbox"/>	_____	<input type="checkbox"/>	Sink Faucets	<input type="checkbox"/>	_____	<input type="checkbox"/>
_____	<input type="checkbox"/>	_____	<input type="checkbox"/>	Cabinets/Other	<input type="checkbox"/>	_____	<input type="checkbox"/>
ENTRY/LIVING/DINING AREAS				BATHROOMS			
Walls/Ceiling	<input type="checkbox"/>	_____	<input type="checkbox"/>	Walls/Ceiling	<input type="checkbox"/>	_____	<input type="checkbox"/>
Floor Coverings	<input type="checkbox"/>	_____	<input type="checkbox"/>	Floor	<input type="checkbox"/>	_____	<input type="checkbox"/>
Front Door	<input type="checkbox"/>	_____	<input type="checkbox"/>	Doors	<input type="checkbox"/>	_____	<input type="checkbox"/>
Outlets/Switches	<input type="checkbox"/>	_____	<input type="checkbox"/>	Outlets/Switches	<input type="checkbox"/>	_____	<input type="checkbox"/>
Light Fixtures	<input type="checkbox"/>	_____	<input type="checkbox"/>	Light Fixtures	<input type="checkbox"/>	_____	<input type="checkbox"/>
Windows/Latches	<input type="checkbox"/>	_____	<input type="checkbox"/>	Windows/Latches	<input type="checkbox"/>	_____	<input type="checkbox"/>
Screens	<input type="checkbox"/>	_____	<input type="checkbox"/>	Exhaust Fan	<input type="checkbox"/>	_____	<input type="checkbox"/>
Window Coverings	<input type="checkbox"/>	_____	<input type="checkbox"/>	Mirror/Towel Racks	<input type="checkbox"/>	_____	<input type="checkbox"/>
Closets	<input type="checkbox"/>	_____	<input type="checkbox"/>	Shelves/Cabinets	<input type="checkbox"/>	_____	<input type="checkbox"/>
Fireplace/Other	<input type="checkbox"/>	_____	<input type="checkbox"/>	Tub/Shower	<input type="checkbox"/>	_____	<input type="checkbox"/>
				Basin/Faucets	<input type="checkbox"/>	_____	<input type="checkbox"/>
				Toilet/Other	<input type="checkbox"/>	_____	<input type="checkbox"/>

	MOVE IN OK NOT	MOVE OUT OK NOT		MOVE IN OK NOT	MOVE OUT OK NOT		MOVE IN OK NOT	MOVE OUT OK NOT			
BEDROOMS			Master Bedroom			Bedroom 2			Bedroom 3		
Walls	<input type="checkbox"/>	_____	<input type="checkbox"/>	Walls	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	
Ceiling	<input type="checkbox"/>	_____	<input type="checkbox"/>	Ceiling	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	
Floor Coverings	<input type="checkbox"/>	_____	<input type="checkbox"/>	Floor Coverings	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	
Doors	<input type="checkbox"/>	_____	<input type="checkbox"/>	Doors	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	
Outlets/Switches	<input type="checkbox"/>	_____	<input type="checkbox"/>	Outlets/Switches	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	
Light Fixtures	<input type="checkbox"/>	_____	<input type="checkbox"/>	Light Fixtures	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	
Windows/Latches	<input type="checkbox"/>	_____	<input type="checkbox"/>	Windows/Latches	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	
Screens/Shades	<input type="checkbox"/>	_____	<input type="checkbox"/>	Screens/Shades	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	
Window Coverings	<input type="checkbox"/>	_____	<input type="checkbox"/>	Window Coverings	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	
Closets / Other	<input type="checkbox"/>	_____	<input type="checkbox"/>	Closets / Other	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	

Tenant agrees with the move-in conditions noted above and understands that all discrepancies at time of move-out, other than normal wear and tear, will be deducted from Tenant's security deposit.
 Tenant _____ Date _____ Owner _____ Date _____