

MOVE-IN/MOVE-OUT ITEMIZED STATEMENT

| | | | | |
|------------------|-------------------------|-----------------------|-----------------------|---------------------|
| Resident Name(s) | Initial Inspection Date | Initial Inspection By | Final Inspection Date | Final Inspection By |
| Address/Apt. # | City | State | Zip | Move in Date |
| | | | | Move out Date |

The condition of these premises is clean, undamaged, in good working order and adequate for customary use unless otherwise noted hereon. Use codes and comments to describe exceptions. Cross out items not applicable.

CODES: NCC - Needs complete cleaning • REP - Replace • SC - Needs spot cleaning • SP - Needs spot painting
 RPR - Needs repair • PT - Needs painting • SCR - Scratched • CLN - Clean • NEW - New

| | Move-In Inspection | Initial Inspection <small>(resident's option)</small> | Final Inspection |
|-----------------|--------------------|--|------------------|
| KITCHEN | | | |
| Ceiling | | | |
| Doors | | | |
| Walls | | | |
| Floors | | | |
| Hood/Filter | | | |
| Fan/Light | | | |
| Counter top | | | |
| Sink/Faucets | | | |
| Drains/Disposal | | | |
| Cabinet/Doors | | | |
| Shelves/Drawers | | | |
| Under sink | | | |
| Windows | | | |
| Screens | | | |
| Curtains/Blinds | | | |
| Elec fixtures | | | |
| Light bulbs | | | |

| | | | |
|-------------------|--|--|--|
| STOVE/OVEN | | | |
| Stove-Outside | | | |
| Burners | | | |
| Drip pans | | | |
| Vent | | | |
| Timer/Controls | | | |
| Oven surfaces | | | |
| Oven racks | | | |
| Broiler pan | | | |
| Light | | | |

| | | | |
|---------------------|--|--|--|
| REFRIGERATOR | | | |
| Inside (all parts) | | | |
| Outside | | | |

| | | | |
|--------------------|--|--|--|
| DISHWASHER | | | |
| Outside/Controls | | | |
| Inside (all parts) | | | |

| | | | |
|--------------------|--|--|--|
| LIVING ROOM | | | |
| Walls | | | |
| Ceiling | | | |
| Doors | | | |
| Windows | | | |
| Screens | | | |
| Drapes/Blinds | | | |
| Shades/ | | | |
| Floor | | | |
| Closet | | | |
| Elec fixtures | | | |
| Light bulbs | | | |
| Fireplace | | | |

| | Move-In Inspection | Initial Inspection <small>(resident's option)</small> | Final Inspection |
|------------------|--------------------|--|------------------|
| 1st BATH | | | |
| Ceiling | | | |
| Walls/Tile | | | |
| Floors | | | |
| Cabinets | | | |
| Shelves | | | |
| Doors | | | |
| Mirror | | | |
| Tub/Shower | | | |
| Caulking | | | |
| Shower Dr/Tracks | | | |
| Basin | | | |
| Drains | | | |
| Faucets | | | |
| Counter tops | | | |
| Exhaust fan | | | |
| Bowl/Seat | | | |
| Towel racks | | | |
| Window | | | |
| Screen | | | |
| Elec fixtures | | | |
| Light bulbs | | | |

| | | | |
|------------------|--|--|--|
| 2nd BATH | | | |
| Ceiling | | | |
| Walls/Tile | | | |
| Floors | | | |
| Cabinets | | | |
| Shelves | | | |
| Doors | | | |
| Mirror | | | |
| Tub/Shower | | | |
| Caulking | | | |
| Shower Dr/Tracks | | | |
| Basin | | | |
| Drains | | | |
| Faucets | | | |
| Counter tops | | | |
| Exhaust fan | | | |
| Bowl/Seat | | | |
| Towel racks | | | |
| Window | | | |
| Screen | | | |
| Elec fixtures | | | |
| Light bulbs | | | |

| | | | |
|--------------------|--|--|--|
| DINING ROOM | | | |
| Walls | | | |
| Ceiling | | | |
| Drapes/Blinds | | | |
| Shades/ | | | |
| Closet | | | |
| Doors | | | |
| Floor | | | |
| Windows | | | |
| Screens | | | |
| Elec fixtures | | | |
| Light bulbs | | | |

Comments: _____



**UNAUTHORIZED REPRODUCTION
 OF BLANK FORMS IS ILLEGAL**



CODES: NCC - Needs complete cleaning • REP - Replace • SC - Needs spot cleaning • SP - Needs spot painting
RPR - Needs repair • PT - Needs painting • SCR - Scratched • CLN - Clean • NEW - New

| | Move-In Inspection | Initial Inspection (resident's option) | Final Inspection |
|-----------------|--------------------|--|------------------|
| 1st BDRM | | | |
| Walls | | | |
| Ceiling | | | |
| Windows | | | |
| Screens | | | |
| Drapes/Blinds | | | |
| Shades/_____ | | | |
| Doors | | | |
| Closet | | | |
| Floor | | | |
| Elec fixtures | | | |
| Light bulbs | | | |

| | Move-In Inspection | Initial Inspection (resident's option) | Final Inspection |
|-----------------|--------------------|--|------------------|
| 2nd BDRM | | | |
| Walls | | | |
| Ceiling | | | |
| Windows | | | |
| Screens | | | |
| Drapes/Blinds | | | |
| Shades/_____ | | | |
| Doors | | | |
| Closet | | | |
| Floor | | | |
| Elec fixtures | | | |
| Light bulbs | | | |

| | Move-In Inspection | Initial Inspection (resident's option) | Final Inspection |
|-----------------|--------------------|--|------------------|
| 3rd BDRM | | | |
| Walls | | | |
| Ceiling | | | |
| Windows | | | |
| Screens | | | |
| Drapes/Blinds | | | |
| Shades/_____ | | | |
| Doors | | | |
| Closet | | | |
| Floor | | | |
| Elec fixtures | | | |
| Light bulbs | | | |

| | Move-In Inspection | Initial Inspection (resident's option) | Final Inspection |
|--------------------------|--------------------|--|------------------|
| HALL/STAIRS/ENTRY | | | |
| Walls | | | |
| Ceiling | | | |
| Drapes/Blinds | | | |
| Shades/_____ | | | |
| Closet | | | |
| Doors | | | |
| Floor | | | |
| Windows | | | |
| Screens | | | |
| Elec fixtures | | | |
| Light bulbs | | | |

Move-In Inspection:

| | |
|--------------------|-------------|
| Resident | Date |
| Resident | Date |
| Resident | Date |
| Resident | Date |
| Owner/Agent | Date |

Initial Inspection:

| | |
|--------------------|-------------|
| Owner/Agent | Date |
|--------------------|-------------|

Final Inspection:

| | |
|--------------------|-------------|
| Owner/Agent | Date |
|--------------------|-------------|

| | Move-In Inspection | Initial Inspection (resident's option) | Final Inspection |
|------------------------|--------------------|--|------------------|
| OTHER ROOM | | | |
| Walls | | | |
| Ceiling | | | |
| Closet/Cabinets | | | |
| Windows | | | |
| Curtains/Shades/Blinds | | | |
| Screen | | | |
| Floor | | | |
| Door | | | |
| Elec fixtures | | | |
| Light bulbs | | | |

FRONT PORCH

| | | | |
|---------------|--|--|--|
| Elec fixtures | | | |
| Light bulbs | | | |

BACK PORCH

| | | | |
|---------------|--|--|--|
| Elec fixtures | | | |
| Light bulbs | | | |

GARAGE/CARPORT

| | | | |
|---------------|--|--|--|
| Elec fixtures | | | |
| Light bulbs | | | |
| Remote/Opener | | | |

MECHANICAL

| | | | |
|------------------|--|--|--|
| Hot water heater | | | |
| Furnace | | | |
| Air conditioner | | | |
| Air cond.filter | | | |
| Smoke detector | | | |
| Thermostat | | | |

OF KEYS

| | | | |
|--------------|--|--|--|
| Door | | | |
| Laundry Room | | | |
| Mail Box | | | |

According to state law:

Any security shall be held by the landlord for the tenant who is party to the lease or agreement. The claim of a tenant to the security shall be prior to the claim of any creditor for the landlord. (Civil Code Section 1950.5(d)).

According to Civil Code Section 1950.5(b), the security deposit may be used by the owner for any purpose, including, but not limited to, any of the following:

- (1) The compensation of a landlord for a tenant's default in the payment of rent.
- (2) The repair of damages to the premises, exclusive of ordinary wear and tear, caused by the tenant or by a guest or licensee of the tenant.
- (3) The cleaning of the premises upon termination of the tenancy necessary to return the unit to the same level of cleanliness it was in at the inception of the tenancy. The amendments to this paragraph enacted by the act adding this sentence shall apply only to tenancies for which the tenant's right to occupy begins after January 1, 2003. (Amendment underlined)

(4) To remedy future defaults by the tenant in any obligation under this rental agreement to restore, replace, or return personal property or appurtenances, exclusive of ordinary wear and tear, if the security deposit is authorized to be applied thereto by the rental agreement.

From the time of the initial inspection until the termination of the tenancy, the tenant may remedy the deficiencies identified in the initial inspection, in a manner consistent with the rights and obligations of the parties under the rental agreement, in order to avoid deductions from the security deposit.

The law allows the Owner/Agent to use the security deposit for legal deductions itemized in this statement that are not corrected by the Resident prior to the termination of the tenancy or that were not identified due to the presence of the Residents' possessions during the time of the initial inspection. It also allows Owner/Agent to use the security deposit to correct any damages that occur to the unit/property between the time of the initial inspection and the termination of the tenancy.

An itemized statement will be sent to you within 21 calendar days after the Owner/Agent has regained possession of the premises.