

Surprise Properties, LLC

LANDLORD-TENANT CHECKLIST
General Condition of Rental Unit and Premises

Street Address _____ Unit Number _____ City _____

	Condition on Arrival	Condition on Departure	Estimated Cost of Repair/Replacement
LIVING ROOM			
Drapes & Window Coverings			
Fireplace			
Floors & Floor Covering			
Front Door & Locks			
Light Fixtures			
Walls & Ceilings			
Windows, Screens & Doors			
Other			
Other			

KITCHEN			
Cabinets			
Counters			
Dishwasher			
Floor & Floor Coverings			
Garbage Disposal			
Light Fixtures			
Refrigerator			
Sink & Plumbing			
Stove/Oven			
Walls & Ceilings			
Windows, Screens & Doors			
Other			
Other			

DINING ROOM			
Floors & Floor Coverings			
Light Fixtures			
Walls & Ceilings			
Windows, Screens & Doors			
Other			

BATHROOM(S)	Condition on Arrival		Condition on Departure		Estimated Cost of Repair/Replacement
	Bath 1	Bath 2	Bath 1	Bath 2	
Bathtub/Shower					
Floors & Floor Covering					
Light Fixtures					
Sink & Counters					
Toilet					
Walls & Ceilings					
Windows, Screens & Doors					
Other					
Other					

BEDROOM(S)	Bdrm 1 Bdrm 2 Bdrm 3			Bdrm 1 Bdrm 2 Bdrm 3		
	Floor & Floor Coverings					
Light Fixtures						
Walls & Ceilings						
Windows, Screens, & Doors						
Other						
Other						
Other						
Other						

OTHER AREAS					
Air Conditioning					
Basement					
Heating System					
Lawn/Garden					
Parking Area					
Patio, Terrace, Deck, etc.					
Stairs and Hallway					
Other					
Other					
Other					
Other					
Other					

_____ Tenants acknowledge that all smoke detectors and fire extinguishers were tested and found to be in working order. Tenants agree to test all detectors at least once a month and to report any problems to landlord in writing. Tenants agree to replace all smoke detector batteries as necessary.

	Condition on Arrival	Condition on Departure	Estimated Cost of Repair/Replacement
OTHER AREAS			
Bookcases			
Other			
Other			

Use this space to provide any additional explanation:

Landlord-Tenant Checklist completed on moving in on _____, 2009,
and approved by:

_____ and _____
Landlord Tenant

Tenant

Tenant

Landlord-Tenant Checklist completed on moving out on _____, 2009,
and approved by:

_____ and _____
Landlord Tenant

Tenant

Tenant