MINNESOTA STANDARD RESIDENTIAL LEASE

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Bar Association disclaims any liability arising out of use of this form.

**The Office of the Minnesota Attorney General certifies that this contract complies with the requirements of Minn. Stat. §325G.31 (1999). CERTIFICATION OF A CONTRACT BY THE MINNESOTA ATTORNEY GENERAL UNDER THE PLAIN LANGUAGE CONTRACT ACT IS NOT OTHERWISE AN APPROVAL OF THE CONTRACT’S LEGALITY OR LEGAL EFFECT.**

1 Landlord and Tenant agree to the following terms.

2 **TENANTS.** (Each adult who signs this Lease is a "Tenant.”)

3

# 4 OTHER OCCUPANTS.

5

6 **LANDLORD.**

7 The **Premises** (“Premises”) includes dwelling unit number

8 at (street address) (city) MN (zip code)

9 and garage no. , storage unit no. , parking stall no.

10 **Term of Lease.** (Write number of months or "month-to-month.")

11 **Starting Date of Possession**  **Ending Date of Possession** (if known)

12 **Monthly Rent** $ **Security Deposit** $

13 **Late Fee** $ (In no case may the late fee exceed 8.0% of the overdue rent payment. Minn. Stat. Section 504B.177.)

14 OTHER CHARGES (specify)

15

|  |  |
| --- | --- |
| **RECEIPT. Received from TENANT by LANDLORD at the signing of this**  **Lease:** | **Amount** |
| FIRST MONTH’S RENT PAID IN ADVANCE |  |
| FIRST MONTH’S UTILITIES PAID IN ADVANCE (See Choices 3 and 4 below.) |  |
| LAST MONTH'S RENT PAID IN ADVANCE |  |
| SECURITY DEPOSIT PAID IN ADVANCE |  |
| FIRST MONTH’S RENT FOR GARAGE PAID IN ADVANCE |  |
| FIRST MONTH’S RENT FOR STORAGE UNIT PAID IN ADVANCE |  |
| OTHER (Specify) , PAID IN ADVANCE |  |
| **Total Received from TENANT:** |  |

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27 **Notice.** Under Minnesota law, the landlord of a single-metered residential building is the bill payer responsible and shall be the

28 customer of record contracting with the utility for utility services. Utilities and Services will be paid as follows.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **UTILITIES:** | **Included in Rent** | **Not Included in Rent; Paid or Billed Separately** | | |
|  | Choice No. 1 | Choice No. 2 | Choice No. 3 | Choice No. 4 |
| UTILITY OR SERVICE | LANDLORD PAYS SERVICE PROVIDER  (Utilities and services are included in rent.) | TENANT PAYS DIRECTLY TO SERVICE PROVIDER  (Tenant’s Premises has a separate meter and separate billing or account in Tenant’s name.) | TENANT PAYS LANDLORD  (Reimbursement for separately metered utility or for service for Tenant’s Premises with separate billing or account in Landlord’s name.) (ADDED TO RENT.) | TENANT PAYS LANDLORD FOR A PORTION OF UTILITIES OR SERVICES  (Tenant’s Premises does not have a separate meter.)  (ADDED TO RENT) |
| *>>>>>>>* ***CHECK ONLY ONE COLUMN FOR EACH UTILITY OR SERVICE*** *<<<<<<<* | | | |
| Natural Gas |  |  |  |  |
| Water & Sewer |  |  |  |  |
| Electricity |  |  |  |  |
| Fuel Oil |  |  |  |  |
| Garbage Collection |  |  |  |  |
| Telephone |  |  |  |  |
| Cable Communication |  |  |  |  |
| Association Fees |  |  |  |  |
| Other Utility or Service (Specify) |  |  |  |  |
| NOTE: If either Choice No. 3 or Choice No. 4 is checked for any utility or service, **Landlord must complete Part 35 of this Lease before Tenant signs**. Caution: Minneapolis and other cities might prohibit the apportioning of utilities (Choice No. 4). | | | » SEE NOTE IF CHOICE NO. 3 OR CHOICE NO. 4 IS CHECKED FOR ANY UTILITY OR SERVICE. | |

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56 CHECK APPLIANCES INCLUDED

57 REFRIGERATOR

58 KITCHEN STOVE

59 MICROWAVE

60 DISHWASHER

61 TRASH COMPACTER

CLOTHES WASHER

CLOTHES DRYER

WINDOW UNIT AIR CONDITIONER

GAS GRILL

OTHER

62 The person authorized to manage the Premises is

63 Name

64 Street Address, (not P.O. Box)

65 City, State, Zip code Telephone

66 The Landlord or agent authorized to accept service of process and receive and give receipts for notices is

67 Name

68 Street Address, (not P.O. Box)

69 City, State, Zip code Telephone

70 List any additional agreements here. Attach a copy of each additional agreement to each copy of the Lease.

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75

# 76 TERMS OF THIS LEASE.

77

78 **1. OCCUPANCY AND USE.** Only the Tenants and Occupants listed above may live in the Premises, except as allowed

79 by law. The Premises, Utilities and Services shall be used only for common residential uses.

80

81 **2. RENT.** Tenant shall pay Rent in advance on or before the first day of every month. Tenant shall pay the Rent at

82 or other reasonable place requested by Landlord.

83

84 **3. LATE FEE AND RETURNED CHECK FEE.** If Landlord does not receive the rent by the fifth day of the month,

85 Tenant must pay any late fee listed above as additional rent if requested in writing by Landlord. Tenant shall also pay

86 $20.00 for each unpaid check returned by Tenant's bank. Rent is “paid” when Landlord receives it, not when mailed or

87 sent by Tenant.

88

89 **4. SECURITY DEPOSIT.** Landlord may use the security deposit

90 **A.** To cover Tenant’s failure to pay rent or other money due Landlord.

91 **B.** To return the Premises to its condition at the start of the tenancy except for ordinary wear and tear.

92

93 Within 21 days after the tenancy ends and Tenant gives Landlord a forwarding address, Landlord shall return the full

94 security deposit with interest or send a letter explaining what was withheld and why.

95

96 **5. EACH TENANT RESPONSIBLE.** Each Tenant is responsible for all money due to Landlord under this Lease, not

97 just a proportionate share.

98

99 **6. TENANT PAYS FOR DAMAGE.** Tenant shall pay for all loss, cost, or damage (including plumbing trouble)

100 caused by the willful or irresponsible conduct of Tenant or by a person under Tenant’s direction or control.

101

102 **7. LANDLORD’S NON-WAIVER.** Payments other than rent are due when Landlord demands them from Tenant.

103 Landlord’s failure or delay in demanding payments is not a waiver. Landlord may demand payments before or after

104 Tenant vacates the Premises.

105

106 **8. ATTORNEY’S FEES.** The court may award reasonable attorney’s fees and costs to the party who prevails in a

107 lawsuit about the tenancy.

108

109 **9**. **PREMISES INSPECTION**. Landlord and Tenant inspected the Premises together and signed an inspection sheet

110 before signing this Lease. A copy is attached. When the Lease ends, Landlord and Tenant shall inspect again and

111 complete a second inspection sheet.

112

# 113 10. LANDLORD’S PROMISES.

114 **A.** The Premises and all common areas are fit for the use intended by Landlord and Tenant.

115 **B.** Landlord shall make necessary repairs. Landlord need not repair damage caused by the willful or irresponsible

116 conduct of Tenant, Tenant’s guests, or a person under Tenant’s direction or control.

117 **C.** Landlord shall keep the Premises up to code unless a violation of the codes has been caused by the willful or

118 irresponsible conduct of Tenant, Tenant’s guests, or a person under Tenant’s direction or control.

119

# 120 11. TENANT’S PROMISES.

121 **A.** Tenant shall not allow damage to the Premises.

122 **B.** Tenant shall not allow waste of the Utilities or Services provided by Landlord.

123 **C.** Tenant shall make no alterations or additions.

124 **D.** Tenant shall remove no fixtures.

125 **E.** Tenant shall not paint the Premises without Landlord’s written consent.

126 **F.** Tenant shall keep the Premises clean and tidy.

127 **G.** Tenant shall not unreasonably disturb the peace and quiet of others.

128 **H.** Tenant shall not interfere with the management of the property and shall not allow Tenant’s guests to do so.

129 **I.** Tenant shall use the Premises only as a private residence.

130 **J.** Tenant shall not use the Premises in any way that is unlawful, illegal, or dangerous.

131 **K.** Tenant shall not use the Premises in any way that would cause a cancellation, restriction or increase in premium in

132 Landlord's insurance.

133 **L.** Tenant shall not use or store in or near the Premises any inflammable or explosive substances in an unsafe manner.

134 **M.** Tenant shall notify Landlord in writing of any repairs to be made.

135 **N.** Tenant shall recycle or dispose of trash in the outside containers provided for those purposes.

136

137 **12. TENANT’S TELEPHONE.** Tenant shall give Landlord the Tenant’s home phone number within 2 days after

138 service is started or the phone number is changed.

139

# 140 13. RESTRICTIONS.

141 **A. WATERBEDS.** Tenant shall not have water beds or other water-filled furniture on the Premises.

142 **B. PETS.** Tenant shall not have animals or pets on the Premises without Landlord’s prior written approval.

143 **C. LOCKS.** Tenant shall not add or change locks. At Tenant’s request, Landlord will change the locks or have the

144 lock cylinders re-keyed at Tenant’s expense. If the locks do not meet current municipal codes or regulations,

145 Landlord shall change the locks at Landlord’s expense.

146 **D. VEHICLES.** Tenant shall have no motor home, camper, trailer, boat, recreational vehicle, unlicenced vehicle,

147 inoperable vehicle, vehicle on blocks, or commercial truck on the Premises or on the common area or curtilage of

148 the Premises, except in a garage. [“Curtilage” means the grounds surrounding the building in which the Premises

149 is located.] A commercial truck is any truck in commercial service or larger than a pickup truck. Permitted vehicles

150 shall be parked in designated areas only. Three days after giving notice to Tenant, Landlord may remove and store

151 the offending vehicles. Tenant shall pay reasonable removal and storage expenses as additional Rent.

152

153 **14. LANDLORD’S RIGHT TO ENTER.** Landlord may enter the Premises for a reasonable business purpose.

154 Landlord must first make a good faith effort to give Tenant reasonable notice of the intent to enter. Landlord may enter

155 the Premises in an emergency. Landlord must disclose the date, time and purpose of the emergency entry in writing.

156 The writing must be left in a conspicuous place in the Premises.

157

158 **15. DAMAGE OR INJURY TO TENANT OR TENANT’S PROPERTY.** Landlord is not responsible for any

159 injury or damage that was not caused by a willful or negligent act or failure to act of Landlord. Tenant may obtain

160 Renter's Insurance

161

162 **16. NOTICE OF DANGEROUS CONDITIONS.** Tenant shall promptly notify Landlord of any conditions that

163 might cause damage to the Premises or waste Utilities or Services provided by Landlord. The notice may be oral or in

164 writing.

165

166 **17. SUBLETTING.** Tenant shall not sublet part or all of the Premises without Landlord’s written consent. Tenant

167 shall not assign this Lease without Landlord’s written consent. The consent shall not be unreasonably withheld or

168 delayed.

169

170 **18. MOVING OUT OR HOLDING OVER.** Tenant must move out not later than 11:59 p.m. on the Ending Date.

171 If Tenant occupies the Premises after the Ending Date with Landlord’s permission and this Lease has not been renewed

172 nor a new Lease made, this Lease becomes a month-to-month lease under its original terms.

173

174 **19. NOTICE IF LEASE BECOMES MONTH-TO-MONTH**. If this Lease is or becomes month-to-month, written

175 notice is required by Landlord or Tenant to end the Lease. The notice must end the lease on the last day of a month and

176 must be received before the first day of that month. For example, to end a month-to-month lease on April 30, the notice

177 must be received on March 31 or earlier.

178

179 **20. VACATING.** When moving out, Tenant must:

180 **A.** Leave the Premises in the same condition as at the start of the Lease, except for ordinary wear and tear and fire or

181 casualty loss.

182 **B.** Completely vacate the Premises, including storage units, garage and parking stalls.

183 **C.** Give Landlord a forwarding address.

184 **D.** Give Landlord all keys and personal property issued to Tenant for Tenant’s use such as garage door openers, and

185 tools. If Tenant does not return all keys within 24 hours of vacating, Landlord may change the locks and charge

186 reasonable costs to Tenant.

187

# 188 21. PREMISES DESTROYED, UNINHABITABLE OR UNFIT FOR OCCUPANCY.

189 **A.** If the Premises is destroyed or becomes totally uninhabitable or completely unfit for occupancy through no fault

190 or neglect of Tenant or a person under Tenant’s direction or control, either Landlord or Tenant may end this Lease.

191 To end the lease, Tenant or Landlord shall give prompt written notice to the other. Rent shall be prorated as of the

192 date the Premises became unfit for occupancy.

193 **B.** If the Premises is destroyed or becomes totally uninhabitable or completely unfit for occupancy through the fault

194 or neglect of Tenant or a person under Tenant’s direction or control, Landlord may end this Lease. Landlord shall

195 give prompt written notice to Tenant.

196

197 **22. BREACH OF LEASE[RE-ENTRY CLAUSE].** If Tenant materially breaches this lease, Landlord may do these

198 things.

199 **A.** Demand in writing that Tenant immediately give up possession of the Premises. If Tenant does not give up

200 possession, Landlord may bring an eviction action (unlawful detainer action).

201 **B.** Demand in writing that Tenant give up possession of the Premises to Landlord at a certain date in the future. If

202 Tenant does not give up possession on that date, Landlord may bring an eviction action (unlawful detainer action).

203 Landlord may accept rent for the period up to the date possession is to be transferred without giving up Landlord’s

204 right to evict.

205 **C.** Bring an eviction action immediately (unlawful detainer action).

206

207 **23. DUTY TO PAY RENT AFTER EVICTION OR SURRENDER.** Rent is due under this Lease even if Tenant

208 surrenders the Premises or is evicted by Landlord. Landlord shall make good faith efforts to mitigate damages.

209

210 **24. SUBORDINATION.** This lease is subordinate to any mortgage against the Premises. No new owner or lender shall

211 disturb Tenant's occupancy, but shall have Landlord's remedies if Tenant defaults. Tenant shall sign documents

212 reasonably requested by Landlord. Tenant appoints Landlord as attorney-in-fact to sign such documents for any

213 mortgagee.

214

215 **25. EXERCISE OF RIGHTS AND REMEDIES.**Either party may use any or all of its legal rights and remedies. The

216 use of one or more rights or remedies is not an election of remedies.

217

218 **26. SUBROGATION.** Tenant and Landlord give up all rights of subrogation against the other for loss or damage

219 covered by insurance.

220

221 **27. TERMS.** Where appropriate, singular terms include the plural and plural terms include the singular.

222

223 **28. MISREPRESENTATIONS.** Any materially false statement made by either Landlord or Tenant to the other that

224 induces the signing of this Lease is a breach of this Lease.

225

226 **29. ATTACHMENTS ARE PART OF LEASE. NO ORAL AGREEMENTS.** Attachments to this Lease, such as

227 Landlord’s building rules, if any, are a part of this Lease. No oral agreements have been made. This Lease with its

228 attachments is the entire agreement between Landlord and Tenant.

229

230 **30. NOTICES.** A notice or demand mailed to or handed to any one of the Tenants named above is notice to all Tenants.

231

# 232 31. NOTICE OF PROHIBITION AGAINST UNLAWFUL ACTIVITIES.

233 **A.** Landlord and Tenant shall not unlawfully allow controlled substances in the Premises or in the common area or

234 curtilage of the Premises. The Premises will not be used by Tenant or persons under Tenant’s control to

235 manufacture, sell, give away, barter, deliver, exchange, distribute or possess with the intent to sell, give away, barter,

236 deliver, exchange, or distribute a controlled substance in violation of any local, state or federal law.

237 **B.** Landlord and Tenant shall not allow prostitution or prostitution-related activity as defined in MINN. STAT. §617.80,

238 Subdivision 4, to occur on the Premises or in the common area and curtilage of the Premises.

239 **C.** Landlord and Tenant shall not allow the unlawful use or possession of a firearm in violation of MINN. STAT.

240 §609.66, Subdivision 1a, §609.67, or §624.713 on the property, its lands, or common area.

241

242 The following notice is required by MINN. STAT. §504B.305. A seizure under §609.5317, Subd. 1, for which there is

243 not a defense under §609.5317, Subd. 3, constitutes unlawful detention by Tenant.

244

# 245 32. LEAD PAINT WARNING AND DISCLOSURE. HOUSING BUILT PRIOR TO 1978.

246

247 Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards

248 if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting

249 pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the

250 dwelling. Lessees must also receive a federally-approved pamphlet on lead poisoning prevention.

251

252 **A. Hazards Disclosed.** Landlord knows of the following lead-based paint or lead-based paint hazards on the Premises

253 (If none, state “none.”)

254

255

256

257 **B. Reports Disclosed.** Landlord has provided Tenant with the following, which are all records and reports available

258 to Landlord pertaining to lead-based paint or lead-based paint hazards on the Premises. (If no such records or reports

259 are available to Landlord, state “none.”)

260

261

262

263 **C. Tenant’s Acknowledgment.** Tenant has received the records or reports noted in paragraph B., above and a copy

264 of the pamphlet, *Protect Your Family from Lead in Your Home,* EPA publication EPA747-K-94-001.

265

266 Tenants’ initials

267

268 **D. Agent’s Acknowledgment.** Agent has informed Landlord of Landlord’s obligations under 42 U.S.C. 4852(d) and

269 is aware of agent’s responsibility to ensure compliance.

270

271 Agent’s initials

272

273 By signing below, Landlord, Tenant and Agent certify the accuracy of the statements in the above paragraph.

274

275

276 Landlord Date Tenant Date Agent Date

277

278 **33. CHANGES TO LEASE.** Landlord and Tenant may change the terms of this Lease in writing.

279

280 **34. SMOKING**. (check one) 9 Tenant may allow smoking on the Premises.

281 9 Tenant shall not allow smoking on the Premises.

282

283 **35. UTILITIES SERVICE NOTICE. If any of the utilities or services on Page 1 of this Lease is rebilled tToenant**

284 **(Choice No. 3) or apportioned by Landlord and billed to Tenant (Choice No. 4), then this Part 35 becomes part**

285 **of the Lease and must be completed by Landlord.**

286

287 **A. REBILLED UTILITIES (Under Choice No. 3).** For each utility or service rebilled to Tenant under a meter or

288 account that provides service exclusively to Tenant’s Premises, Landlord shall provide a copy to Tenant of each billing

289 statement from the utility provider.

290

291 **B. APPORTIONED UTILITIES UNDER A SINGLE-METERED SERVICE (Under Choice No. 4).**

292 (1) Landlord is the customer of record under contract with the utility or service provider and shall pay the provider

293 directly.

294 (2) Landlord may apportion the utility or service bill among the tenants of the building. The apportionment shall

295 be by following this equitable method or formula [state the formula precisely here, including the frequency of billing

296 for each apportioned utility or service]:

297

298

299

300 (3) Upon request, Landlord shall provide Tenant with a copy of each actual utility or service bill for the building

301 along with each apportioned services bill.

302 (4) Landlord must provide the following information for each apportioned utility billed to Tenant. For the most

303 recent **calendar year** [state year here: ], the actual utility bills in each month were:

304

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Month | Gas | Electric | Water/Sewer | Fuel Oil | Garbage | Other |
| January |  |  |  |  |  |  |
| February |  |  |  |  |  |  |
| March |  |  |  |  |  |  |
| April |  |  |  |  |  |  |
| May |  |  |  |  |  |  |
| June |  |  |  |  |  |  |
| July |  |  |  |  |  |  |
| August |  |  |  |  |  |  |
| September |  |  |  |  |  |  |
| October |  |  |  |  |  |  |
| November |  |  |  |  |  |  |
| December |  |  |  |  |  |  |
| Column Total |  |  |  |  |  |  |
| Monthly Average\* |  |  |  |  |  |  |

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321 \*NOTE: If this Lease is for one year or more, then Landlord and Tenant may agree to use a monthly average as

322 the good faith estimate of the monthly utilities bill as an annualized budget plan providing for level monthly

323 payments. If Landlord and Tenant agree to a budget plan using monthly averages for payment of these utilities,

324 initial here:

325 Landlord Tenant Tenant Tenant Tenant

326 In subsequent lease years, Landlord shall give Tenant updated information on apportioned utilities before changing

327 Tenant’s budget plan amount.

328

329 Instead of filling out the table above, Landlord may attach copies of the 12 monthly bills for each apportioned

330 utility.

331

332 (5) Upon Tenant’s request, Landlord shall provide Tenant with copies of the actual utility or service bills for any

333 apportioned utility or service for the past two years. However, if Landlord acquired the building less than two years

334 ago, Landlord shall provide copies of bills back to the date that Landlord bought the building.

335 (6) If the gas, fuel oil, or electric charge is apportioned, Landlord shall notify Tenant by September 30 of each year

336 that energy assistance (financial help from the government) may be available to pay for the gas, fuel oil, or electric

337 bill. This notice shall include the toll-free telephone number of the agency which administers the energy assistance

338 program.

339

340

# 341 36. ADDITIONAL TERMS.

LANDLORD

**Landlord and Tenant agree to the terms of this Lease.**

TENANTS

Date Date Date Date

Date Date Date Date

RECEIPT BY TENANT(S)

I have received a signed original or copy of this Lease. TENANTS:

Date:

Date:

Date:

Date:

FIRST INSPECTION **(MOVING IN)** OF [ADDRESS]:

|  |  |  |  |
| --- | --- | --- | --- |
|  |  | Condition **(Check if OK)** | Comments |
| **LIVING ROOM** | Floor |  |  |
| Ceiling |  |  |
| Walls |  |  |
| Doors |  |  |
| Woodwork |  |  |
| Light Fixtures |  |  |
| Windows and Screens |  |  |
| Drapes or Curtains |  |  |
| Misc. |  |  |
| **DINING ROOM** | Floor |  |  |
| Ceiling |  |  |
| Walls |  |  |
| Doors |  |  |
| Woodwork |  |  |
| Light Fixtures |  |  |
| Windows and Screens |  |  |
| Drapes or Curtains |  |  |
| Misc. |  |  |
| **KITCHEN** | Floor |  |  |
| Ceiling |  |  |
| Walls |  |  |
| Doors |  |  |
| Woodwork |  |  |
| Light Fixtures |  |  |
| Windows and Screens |  |  |
| Drapes or Curtains |  |  |
| Refrigerator |  |  |
| Stove |  |  |
| Sink |  |  |
| Misc. |  |  |
| **ENTRY** | Floor |  |  |
| Ceiling |  |  |
| Walls |  |  |
| Doors |  |  |
| Woodwork |  |  |
| Light Fixtures |  |  |
| Windows and Screens |  |  |
| Drapes or Curtains |  |  |
| Misc. |  |  |
| **BEDROOM #1** | Floor |  |  |
| Ceiling |  |  |
| Walls |  |  |
| Doors |  |  |
| Woodwork |  |  |
| Light Fixtures |  |  |
| Windows and Screens |  |  |
| Drapes or Curtains |  |  |
| Misc. |  |  |
| **BEDROOM #2** | Floor |  |  |
| Ceiling |  |  |
| Walls |  |  |
| Doors |  |  |
| Woodwork |  |  |
| Light Fixtures |  |  |
| Windows and Screens |  |  |
| Drapes or Curtains |  |  |
| Misc. |  |  |

|  |  |  |  |
| --- | --- | --- | --- |
|  |  | Condition **(Check if OK)** | Comments |
| **BEDROOM #3** | Floor |  |  |
| Ceiling |  |  |
| Walls |  |  |
| Doors |  |  |
| Woodwork |  |  |
| Light Fixtures |  |  |
| Windows and Screens |  |  |
| Drapes or Curtains |  |  |
| Misc. |  |  |
| **BATHROOM #1** | Floor |  |  |
| Ceiling |  |  |
| Walls |  |  |
| Doors |  |  |
| Woodwork |  |  |
| Light Fixtures |  |  |
| Windows and Screens |  |  |
| Drapes or Curtains |  |  |
| Misc. |  |  |
| **BATHROOM #2** | Floor |  |  |
| Ceiling |  |  |
| Walls |  |  |
| Doors |  |  |
| Woodwork |  |  |
| Light Fixtures |  |  |
| Windows and Screens |  |  |
| Drapes or Curtains |  |  |
| Misc. |  |  |
| **FAMILY ROOM** | Floor |  |  |
| Ceiling |  |  |
| Walls |  |  |
| Doors |  |  |
| Woodwork |  |  |
| Light Fixtures |  |  |
| Windows and Screens |  |  |
| Drapes or Curtains |  |  |
| Misc. |  |  |
| **LAUNDRY ROOM** | Floor |  |  |
| Ceiling |  |  |
| Walls |  |  |
| Doors |  |  |
| Woodwork |  |  |
| Light Fixtures |  |  |
| Windows and Screens |  |  |
| Drapes or Curtains |  |  |
| Misc. |  |  |
| Washer |  |  |
| Dryer |  |  |
|  | **SMOKE DETECTOR** |  |  |

*We have inspected the Premises and have found it to be in the condition noted above.*

LANDLORD: TENANTS:

Date signed: Date signed:

LAST INSPECTION **(MOVING OUT)** OF [ADDRESS]:

|  |  |  |  |
| --- | --- | --- | --- |
|  |  | Condition **(Check if OK)** | Comments |
| **LIVING ROOM** | Floor |  |  |
| Ceiling |  |  |
| Walls |  |  |
| Doors |  |  |
| Woodwork |  |  |
| Light Fixtures |  |  |
| Windows and Screens |  |  |
| Drapes or Curtains |  |  |
| Misc. |  |  |
| **DINING ROOM** | Floor |  |  |
| Ceiling |  |  |
| Walls |  |  |
| Doors |  |  |
| Woodwork |  |  |
| Light Fixtures |  |  |
| Windows and Screens |  |  |
| Drapes or Curtains |  |  |
| Misc. |  |  |
| **KITCHEN** | Floor |  |  |
| Ceiling |  |  |
| Walls |  |  |
| Doors |  |  |
| Woodwork |  |  |
| Light Fixtures |  |  |
| Windows and Screens |  |  |
| Drapes or Curtains |  |  |
| Refrigerator |  |  |
| Stove |  |  |
| Sink |  |  |
| Misc. |  |  |
| **ENTRY** | Floor |  |  |
| Ceiling |  |  |
| Walls |  |  |
| Doors |  |  |
| Woodwork |  |  |
| Light Fixtures |  |  |
| Windows and Screens |  |  |
| Drapes or Curtains |  |  |
| Misc. |  |  |
| **BEDROOM #1** | Floor |  |  |
| Ceiling |  |  |
| Walls |  |  |
| Doors |  |  |
| Woodwork |  |  |
| Light Fixtures |  |  |
| Windows and Screens |  |  |
| Drapes or Curtains |  |  |
| Misc. |  |  |
| **BEDROOM #2** | Floor |  |  |
| Ceiling |  |  |
| Walls |  |  |
| Doors |  |  |
| Woodwork |  |  |
| Light Fixtures |  |  |
| Windows and Screens |  |  |
| Drapes or Curtains |  |  |
| Misc. |  |  |

|  |  |  |  |
| --- | --- | --- | --- |
|  |  | Condition **(Check if OK)** | Comments |
| **BEDROOM #3** | Floor |  |  |
| Ceiling |  |  |
| Walls |  |  |
| Doors |  |  |
| Woodwork |  |  |
| Light Fixtures |  |  |
| Windows and Screens |  |  |
| Drapes or Curtains |  |  |
| Misc. |  |  |
| **BATHROOM #1** | Floor |  |  |
| Ceiling |  |  |
| Walls |  |  |
| Doors |  |  |
| Woodwork |  |  |
| Light Fixtures |  |  |
| Windows and Screens |  |  |
| Drapes or Curtains |  |  |
| Misc. |  |  |
| **BATHROOM #2** | Floor |  |  |
| Ceiling |  |  |
| Walls |  |  |
| Doors |  |  |
| Woodwork |  |  |
| Light Fixtures |  |  |
| Windows and Screens |  |  |
| Drapes or Curtains |  |  |
| Misc. |  |  |
| **FAMILY ROOM** | Floor |  |  |
| Ceiling |  |  |
| Walls |  |  |
| Doors |  |  |
| Woodwork |  |  |
| Light Fixtures |  |  |
| Windows and Screens |  |  |
| Drapes or Curtains |  |  |
| Misc. |  |  |
| **LAUNDRY ROOM** | Floor |  |  |
| Ceiling |  |  |
| Walls |  |  |
| Doors |  |  |
| Woodwork |  |  |
| Light Fixtures |  |  |
| Windows and Screens |  |  |
| Drapes or Curtains |  |  |
| Misc. |  |  |
| Washer |  |  |
| Dryer |  |  |
|  | **SMOKE DETECTOR** |  |  |

*We have inspected the Premises and have found it to be in the condition noted above.*

LANDLORD: TENANTS:

Date signed: Date signed:

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