

RESIDENTIAL LEASE AGREEMENT

This is a legally binding agreement, please read carefully

OCCUPYING RESIDENTS: _____

Date printed: _____

OWNER/ or OWNER's AGENT: KREIGAN BRINK

Unit Address _____

MOVE-IN / MOVE-OUT ITEMIZED INSPECTION STATEMENT

General Notes: Please refer to the unit cost on pages 12-13 from the rental agreement if it is not listed below for items from "Initial (Pre) and final inspection" of move-in/move-out form. Referenced Tenant(s) agree that failure to file any written notice of defects (including e-mail or the move-in/move-out itemized inspection statement) with the Owner or Owners Agent within (3) three calendar days of taking possession of said premises, will be legally binding proof that the premises is and was in a good, operationally functional, safe and habitable condition at the time of taking possession and duration of occupancy.

GENERAL CLEANING - applicable to all rooms	quantity	move-in inspection	initial (Pre) inspection ^(WITHIN 2 WEEKS OF FINAL)	final inspection
Rooms/area include: patio entrance, living area, kitchen, dining area, bathroom(s), bedroom(s), closet(s), hallways, stairwell, storage room, and overhead storage				
Dust corners (high/low)				
Dust horizontal surfaces				
Dust mop wood floors				
Sweep/mop flooring				
Remove cobwebs				
Dusting of both sides of window blinds				
Wipe down ceiling fans				
Wipe down light fixtures, switches, remotes and outlets				
Wipe down all window jambs between screen and still with degreaser				
Clean interior of all windows with glass cleaner				
Wipe down all window screens with glass cleaner or similar				
Wipe down all mirrored surfaces with window cleaner				
Wipe down all countertops and shelving				
Wipe down outside and inside of all cabinetry				
Wipe down to of cabinets with degreaser				
Wipe down all baseboard with degreaser				
Wipe down all wood trim, doors, window trim with degreaser if painted/with Murphy's oil if stained				
Dust and wipe down exhaust in bathroom				
Wipe down, degrease heat registers and / or vent/heat grilles				
Wipe down all door, window and cabinet hardware and hinges with degreaser				
Wipe down all shelving				
Dust/wipe down top of door and window trim				
Wipe down handrails at stairs with degreaser				
Tenants Initials				
Owner/Agent Initials				

RENTAL UNIT CONDITION DURING POSSESSION—COMMENT LEGEND:

CNAN = CLEAN - NO ACTION NEEDED	ONAN = OLD - NO ACTION NEEDED
DWDI = dust wipe down item	DWDA = dust wipe down area
CEI = clean entire area	SCI = spot clean item
RBI = replace broken item	RDI = repair damaged item
RTP = repair & touch up paint	TUP = touch up paint

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DEEP CLEANING - most for kitchen and bathroom, but some applicable to all rooms	quantity	move-in inspection	initial (Pre) inspection ^(WITHIN 2 WEEKS OF FINAL)	final inspection
KITCHEN				
Remove all food debris, crumbs and spills from all surfaces				
Remove grease and dirt from switch and outlet trim plates				
Remove all food debris, crumbs and spills from all surfaces				
Remove all hair from floor and base surfaces				
Wipe down walls if dirty				
Wipe down light fixtures				
Clean window sills in room and between screen and window				
Degrease microwave filters and under microwave above stove				
Use oven cleaner to clean range top and under range top around burners				
Use oven clean to clean inside and outside (sides) ovens				
Use oven cleaner to clean inside broiler (if applicable)				
Move appliances (oven, refrigerator and dishwasher - if applicable and clean behind and under them)				
Degrease and clean the sides of cabinets especially near stove				
Clean inside of microwave (all walls, ceiling within micro & filters at underside of microwave)				
Remove all food, food particles, spills, grease, stains, growths etc. from refrigerator and freezer				
Use Formula 409 or similar cleaning product to disinfect refrigerator				
Pull out food drawers and clean behind them in refrigerator				
Degrease ceiling and walls where grease may have been cooked on from range				
Remove soap scum and hard water stains from all faucets and sink				
Clean and remove grease from all cabinets, handles and knobs				
Clean inside and on top of cabinets				
Degrease top of cabinets and under the upper cabinets				
Dust and clean both sides of window blinds and shades				
Murphy's Oil all wood flooring surfaces				
Clean both sides of window screens				
Polish sink bowl and tub				
Degrease and clean face of appliances, refrigerator, oven and microwave				
Degrease and wide down vent hood over range				
Wipe down light at underside of microwave and test fan & light				
Tenants Initials				
Owner/Agent Initials				

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MAINTENANCE & REPAIR (all rooms)				
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Spackle all nail or pin holes in walls, ceilings and touch up pain over spackle				
Touch up paint all scratches, dings, chips or where paint was removed by cleaning product				
Adjust loose/non-closing doors so they close				
Re-hang bi-fold and or pocket doors so they close properly				
Touch-up paint all built-in shelving, door trim, window trim that has been chipped or paint previously removed				
Tighten all loose handles, knobs, hardware, hinges, etc				
Tighten all bathroom wall accessories (towel holders etc.) - maybe reattached with new bolts, etc				
Touch up paint closet hanger rod, and at all spackle touch				
Repair any scratches, chips, dings or cracks in wood or tile floors				
Replace any broken blind valence attachment clips				
Repair/replace any window blind closing sticks				
Repair/replace horizontal window blinds that cannot be lowered or raised evenly				
Repair/replace blind adjustment rod if broken				
Repair/replace window blind operating adjustment				
Confirm functioning disposal with disposal tool and water				
Patch, repair and touch up paint any and all holes in walls and ceilings (including storage room)				
Repair or replace broken window or screen				
Repair or replace broken windows or mirrors				
Make sure all door stops and bath accessories are attached to the wall firmly				
Make sure toilet flushes ok and check flapper in tank				
Clean and sanitize sink, faucet and disposal				
Clean and sanitize toilet bowl, bath tub, vanity and flooring				
Touch-up paint floor base				
Replace all burned out bulbs				
Tenants Initials				
Owner/Agent Initials				

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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 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 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 of occupy began 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 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/premises between the time of the initial inspection and 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.

Move-In Inspection:

_____ Resident	_____ Date	_____ Resident	_____ Date
_____ Resident	_____ Date	_____ Resident	_____ Date
_____ Owner/Agent	_____ Date		

Initial Inspection (Pre-move-out inspection):

_____ Owner/Agent	_____ Date	_____ Resident (Optional)	_____ Date
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Move-out Inspection:

_____ Owner/Agent	_____ Date
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