

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 aesthetically, good, operationally functional, safe and habitable condition at the time of taking possession and for the duration of occupancy.

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 cleaner 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				
Owner/Agent Initials				

RENTAL UNIT CONDITION DURING POSSESSION—COMMENT LEGEND:

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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KREIGAN BRINK

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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
Deep cleaning items applicable to all rooms listed below				
Dust for cob webs, lint, top down cleaning				
Remove all hair from all surfaces, floor and base surfaces				
Wipe down/dust all horizontal/wall surfaces that collect dust/hair such as fixtures, ceiling fans, walls, ceilings, frames, base, sills, shelves, cabinets and trim plates				
Degrease/clean all oily/smudge/grease marks on walls, trim, doors and windows frames, sills, switch plates, hardware and base				
Professionally clean (steam clean) all fixed carpeted surfaces				
Clean mirrors and windows and screens				
Wipe down walls and door, window and cabinet hardware				
Sweep and vacuum floor as needed.				
MAIN LIVING/DINING AREA				
BEDROOM #1				
***BEDROOM #2**				
***STORAGE ROOM/LAUNDRY ROOM/CLOSETS**				
***STAIRWELL/HALLWAY/& OR OTHER ROOMS**				
***DECK/BALCONY/PATIO/ENTRY LANDING**				
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
RBI = replace broken item	RDI = repair damaged item
CEI = clean entire area	RTP = repair & touch up paint
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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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