

Move-in/Move-out Condition Report



Property Address:

Landlord/agent's name:

Tenant's name(s):

Instructions: This form is designed for landlords/agents who capture the move-in and move-out condition of a property on video, which is a more objective approach than traditional methods that rely only on written descriptions. Upload the captured videos to a video hosting site so it will be time-stamped by the hosting site. Below, write the URL of the videos and list descriptions of any deficiencies found during the walkthrough. Both landlord/agent and tenant should keep a signed copy of the completed form.

Move-in Condition	Move-out Condition
URL of video documentation: <i>Video should have an "uploaded" date-stamp</i>	URL of video documentation: <i>Video should have an "uploaded" date-stamp</i>
Describe any existing deficiencies prior to move-in:	Describe any new deficiencies found after move-out:
Move-in inspection date: Move-in condition acknowledged by the following parties: Landlord _____ Date _____ Tenant _____ Date _____ Tenant _____ Date _____ Tenant _____ Date _____	Move-out inspection date: Move-out condition acknowledged by the following party: Landlord _____ Date _____

It is recommended that Landlord and Tenant seek legal counsel before selection and use of this form. AskMinka.com does not represent as appropriate for your specific circumstances your selection, use, or execution of this form. This form may be used at no cost by individual landlords renting out their own properties.

Recommendation

It is recommended that landlord and tenant have a short conversation to see if they're in agreement on the definition of "ordinary wear and tear." The parties should have this conversation as early as possible, ideally before a lease or rental agreement is signed. When landlords and tenants align their expectations early, it reduces (though doesn't eliminate) the chance of conflict at the end of the tenancy when any damage is assessed and deducted from the security deposit.

AskMinka.com's intention is to help landlords and tenants avoid unnecessary conflict, but please keep in mind that AskMinka.com is not a law firm and these suggestions are not legal advice.

Suggested Guidelines on Wear and Tear

<i>Examples of wear from ordinary wear and tear (Landlord's responsibility)</i>	<i>Examples of wear or uncleanliness NOT from ordinary wear and tear (Tenant's responsibility)</i>
Faded or lightly scuffed carpet	Pet urine stains, wine stains, or rips in carpet
A few small nail holes in walls	Many large picture holes, big cracks, or anchor holes in walls
Faded curtains from sun exposure	Rips, burns, markings, or large stains in curtains
Faded paint on walls	Walls painted to a non-neutral color without Landlord's permission, or crayons/markers/writing on walls
Dusty blinds	Missing blinds
Toilet with a slow leak from a worn gasket	Cracked toilet porcelain
Water stains on shower/tub	Patches of grime on shower/tub
Worn gasket in dishwasher	Missing parts in dishwasher
Dust and water streaks on windows	Water damage from leaky or overfilled potted plants, or leaky aquarium tank

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