



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



1. **Landlord:** _____
2. **Tenant:** _____
3. **Premises Address:** _____
4. **Move-in Date** _____ **Move-out Date** _____
5. **Inspection Date** _____ **Inspection Date** _____

6. Complete the move-in section of this form and return it to your Landlord within five (5) days or _____ days after occupancy.
7. All items are deemed to be in good condition unless noted otherwise. Test all locks, window latches, smoke detectors, and equipment.
8. **This form is not a repair request.** Submit all requests for repairs separately in accordance with your lease. You and your Landlord will also
9. use this form upon move-out. Keep a copy for your records. Note any defects in the items listed below. **If you fail to return this form you will be held responsible for any damages, and you will be accepting the Premises in its current condition.**

EXTERIOR ITEMS

11. Fences & Gates Good Other _____
12. Lawn (Trees / Shrubs / Landscaping) Good Other _____
13. Paint Good Other _____
14. Front Door — Door Knob and Locks Good Other _____
15. Back Door — Door Knob and Locks Good Other _____
16. Fountain Good Other _____
17. Grill Good Other _____
18. Swimming Pool Good Other _____
19. Hot tub / Spa Good Other _____
20. Other: _____ Good Other _____
21. Water Shut-Off Valve Located? Yes No Breaker Panel Located? Yes No

22. **COMMENTS:** _____
23. _____

GARAGE / CARPORT

24. Ceilings, Walls, Baseboards Good Other _____
25. Floor / Driveway Good Other _____
26. Auto Door Opener Good Other _____
27. Remotes Good Other _____
28. Garage Door Good Other _____
29. Plugs & Switches Good Other _____
30. Other: _____ Good Other _____

31. **COMMENTS:** _____
32. _____

ENTRY & HALL

33. Ceiling, Walls (Paint), Baseboards, Vent Covers Good Other _____
34. Doors (Close properly / Condition) Good Other _____
35. Flooring Good Other _____
36. Stairwell / Handrails Good Other _____
37. Light Fixtures Good Other _____
38. Closet Shelves & Rods Good Other _____
39. Other: _____ Good Other _____
40. **COMMENTS:** _____
41. _____

>>

Move-In / Move-Out Condition Checklist >>**LIVING ROOM****MOVE-IN CONDITION****MOVE-OUT CONDITION**

42. Ceiling, Walls (Paint), Baseboards, Vent Covers Good Other _____

43. Fireplace Good Other _____

44. Doors (Close properly / Condition) Good Other _____

45. Flooring (Note burns, tears, stains) Good Other _____

46. Lights & Ceiling Fans Good Other _____

47. Windows & Screens Good Other _____

48. Window coverings Good Other _____

49. Plugs & Switches Good Other _____

50. Other: _____ Good Other _____

51. **COMMENTS:** _____

52. _____

KITCHEN**MOVE-IN CONDITION****MOVE-OUT CONDITION**

53. Ceiling, Walls (Paint), Baseboards, Vent Covers Good Other _____

54. Flooring Good Other _____

55. Lights Good Other _____

56. Plugs & Switches Good Other _____

57. Cabinets (Close properly / Condition) Good Other _____

58. Drawers (Close properly / Condition) Good Other _____

59. Countertops Good Other _____

60. Sink & Faucet Good Other _____

61. Disposal Good Other _____

62. Dishwasher Good Other _____

63. Microwave Good Other _____

64. Refrigerator Good Other _____

65. Stove Good Other _____

66. Fan, filter & hood Good Other _____

67. Other: _____ Good Other _____

68. **COMMENTS:** _____

69. _____

DINING ROOM**MOVE-IN CONDITION****MOVE-OUT CONDITION**

70. Ceiling, Walls (Paint), Baseboards, Vent Covers Good Other _____

71. Flooring Good Other _____

72. Lights & Ceiling Fans Good Other _____

73. Windows & Screens Good Other _____

74. Window coverings Good Other _____

75. Plugs & Switches Good Other _____

76. Other: _____ Good Other _____

77. **COMMENTS:** _____

78. _____

PRIMARY BEDROOM**MOVE-IN CONDITION****MOVE-OUT CONDITION**

79. Ceiling, Walls (Paint), Baseboards, Vent Covers Good Other _____

80. Doors (Close properly / Condition) Good Other _____

81. Flooring (Note burns, tears, stains) Good Other _____

82. Lights & Ceiling Fans Good Other _____

83. Windows & Screens Good Other _____

84. Window coverings Good Other _____

85. Plugs & Switches Good Other _____

86. Closet Shelves & Rods Good Other _____

87. Other: _____ Good Other _____

88. **COMMENTS:** _____

89. _____

>>

Move-In / Move-Out Condition Checklist >>**BEDROOM #2****MOVE-IN CONDITION****MOVE-OUT CONDITION**

90. Ceiling, Walls (Paint), Baseboards, Vent Covers	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
91. Doors (Close properly / Condition)	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
92. Flooring (Note burns, tears, stains)	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
93. Lights & Ceiling Fans	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
94. Windows & Screens	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
95. Window coverings	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
96. Plugs & Switches	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
97. Closet Shelves & Rods	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
98. Other: _____	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
99. COMMENTS: _____			
100. _____			

BEDROOM #3**MOVE-IN CONDITION****MOVE-OUT CONDITION**

101. Ceiling, Walls (Paint), Baseboards, Vent Covers	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
102. Doors (Close properly / Condition)	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
103. Flooring (Note burns, tears, stains)	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
104. Lights & Ceiling Fans	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
105. Windows & Screens	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
106. Window coverings	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
107. Plugs & Switches	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
108. Closet Shelves & Rods	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
109. Other: _____	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
110. COMMENTS: _____			
111. _____			

BEDROOM #4 / DEN / LOFT**MOVE-IN CONDITION****MOVE-OUT CONDITION**

112. Ceiling, Walls (Paint), Baseboards, Vent Covers	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
113. Doors (Close properly / Condition)	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
114. Flooring (Note burns, tears, stains)	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
115. Lights & Ceiling Fans	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
116. Windows & Screens	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
117. Window coverings	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
118. Plugs & Switches	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
119. Closet Shelves & Rods	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
120. Other: _____	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
121. COMMENTS: _____			
122. _____			

BATHROOM (PRIMARY)**MOVE-IN CONDITION****MOVE-OUT CONDITION**

123. Ceiling, Walls (Paint), Baseboards, Vent Covers	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
124. Doors (Close properly / Condition)	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
125. Flooring	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
126. Light Fixtures	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
127. Plugs & Switches	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
128. Cabinets (Close properly / Condition)	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
129. Countertops	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
130. Sinks & Faucets	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
131. Soap dishes, towel bars, shower rod, paper holders secure	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
133. Mirrors	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
134. Medicine Cabinet	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
135. Tub / Shower & Faucets	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
136. Toilet	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
137. Plumbing working properly	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____

>>

Move-In / Move-Out Condition Checklist >>

138.	Linen Closet	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
139.	Fan	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
140.	Other: _____	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
141.	COMMENTS: _____			
142.	_____			

BATHROOM #2**MOVE-IN CONDITION****MOVE-OUT CONDITION**

143.	Ceiling, Walls (Paint), Baseboards, Vent Covers	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
144.	Doors (Close properly / Condition)	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
145.	Flooring	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
146.	Light Fixtures	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
147.	Plugs & Switches	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
148.	Cabinets (Close properly / Condition)	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
149.	Countertops	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
150.	Sinks & Faucets	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
151.	Soap dishes, towel bars, shower rod	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
152.	Tub / Shower & Faucets	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
153.	Toilet	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
154.	Plumbing working properly	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
155.	Fan	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
156.	Other: _____	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
157.	COMMENTS: _____			
158.	_____			

BATHROOM #3**MOVE-IN CONDITION****MOVE-OUT CONDITION**

159.	Ceiling, Walls (Paint), Baseboards, Vent Covers	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
160.	Doors (Close properly / Condition)	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
161.	Flooring	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
162.	Light Fixtures	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
163.	Plugs & Switches	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
164.	Cabinets (Close properly / Condition)	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
165.	Countertops	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
166.	Sinks & Faucets	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
167.	Soap dishes, towel bars, shower rod	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
168.	Tub / Shower & Faucets	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
169.	Toilet	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
170.	Plumbing working properly	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
171.	Fan	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
172.	Other: _____	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
173.	COMMENTS: _____			
174.	_____			

UTILITY / LAUNDRY ROOM**MOVE-IN CONDITION****MOVE-OUT CONDITION**

175.	Fan	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
176.	Cabinets (Close properly / Condition)	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
177.	Sink	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
178.	Washer	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
179.	Dryer	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
180.	Washer / Dryer Hookups	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
181.	Dryer Vent	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
182.	Flooring (Note burns, tears, stains)	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
183.	Doors (Close properly / Condition)	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
184.	Switches	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
185.	Other: _____	<input type="checkbox"/> Good	<input type="checkbox"/> Other _____	_____
186.	COMMENTS: _____			
187.	_____			

>>

Move-In / Move-Out Condition Checklist >>**ADDITIONAL ROOM**

188. Room Name: _____

MOVE-IN CONDITION**MOVE-OUT CONDITION**

189. _____ Good Other _____

190. _____ Good Other _____

191. _____ Good Other _____

192. _____ Good Other _____

193. _____ Good Other _____

194. _____ Good Other _____

195. _____ Good Other _____

196. _____ Good Other _____

197. _____ Good Other _____

OTHER**MOVE-IN CONDITION****MOVE-OUT CONDITION**

198. Heating Good Other _____

199. A/C Good Other _____

200. Swamp Cooler Good Other _____

201. Filters size: _____ Good Other _____

202. Fire Sprinklers Good Other _____

203. Security Alarm Good Other _____

204. Smoke Detector(s) Good Other _____

205. Carbon Monoxide Detector Good Other _____

206. Trash Removed Good Other _____

207. _____ Good Other _____

208. _____ Good Other _____

209. **COMMENTS:** _____
210. _____**FIXTURE / PERSONAL PROPERTY INVENTORY**

211. The following fixtures / personal property are also included in the Residence (check all that apply):

	QUANTITY	BRAND	COLOR	SERIAL #	CONDITION
--	----------	-------	-------	----------	-----------

212. Refrigerator _____

213. Stove _____

214. Dishwasher _____

215. Washer _____

216. Dryer _____

217. _____

218. _____

219. _____

220. _____

221. **COMMENTS:** _____
222. _____
223. _____
224. _____
225. _____
226. _____

>>

Move-In / Move-Out Condition Checklist >>

227. Landlord and Tenant acknowledge that video and/or photos (digital or otherwise) may have been taken of the Premises condition and are in Landlord's possession. Tenant may take video and/or photos at Tenant's own expense.

229. **TENANT AGREES** that the above information is an accurate account of the condition and contents of the Premises and acknowledges receiving a copy hereof. Tenant understands that unless otherwise noted, all discrepancies will be Tenant's responsibility and will be deducted from the security deposit at time of move out. Tenant may be present at the move-out inspection and, upon request, the Tenant shall be notified when the move-out inspection will occur.

***** PLEASE MAKE A COPY FOR YOUR RECORDS *******MOVE-IN**

233. Completed on this _____ day of _____, 20_____.

234. ^ NAME (PLEASE PRINT) ^ SIGNATURE DATE

235. ^ NAME (PLEASE PRINT) ^ SIGNATURE DATE

236. This checklist must be signed and dated by the Landlord or Property Manager to be deemed received.

237. ^ LANDLORD/PROPERTY MANAGER DATE

MOVE-OUT

238. Completed on this _____ day of _____, 20_____.

239. ^ NAME (PLEASE PRINT) ^ SIGNATURE DATE

240. ^ NAME (PLEASE PRINT) ^ SIGNATURE DATE

241. This checklist must be signed and dated by the Landlord or Property Manager to be deemed received.

242. ^ LANDLORD/PROPERTY MANAGER DATE

For Broker Use Only:

Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____
MO/DA/YR