

BROADWAY MANOR CONDOMINIUMS

“Property Condition Form”

Tenant _____

Tenant _____

Tenant _____

Tenant _____

Move-In Date _____

Move-Out Date _____

IMPORTANT NOTICE

The **Condominium Unit** must be inspected by the Tenant prior to occupying, or moving any items into it. If there are discrepancies noted with this Property Condition Form, the LANDLORD or AGENT must be contacted **prior to the Tenant moving in**, so that a mutual inspection can be performed. If the Tenant moves into, or occupies the **Unit**, this Property Condition Form is deemed to have been accepted as noted below.

(N=NEW & CLEAN, G=GOOD & CLEAN, A= ACCEPTABLE & CLEAN, P=POOR)

BO=BULB OUT	CR=CRACK	HO=HOLE	NH=NAIL HOLE	ST=STAINED
BR=BROKEN	CU=CUT	LE=LEAK	NW=NOT WORKING	SP=SPOT
BU=BURN	DE=DENT	LO=LOOSE	RU=RUST	TO=TORN
CO=CORRODED	DI=DIRTY	NE=NEW	SC=SCRATCHED	WO=WORN

ENTRY	MOVE IN	MOVE OUT
DOOR EXTERIOR		
DOOR BELL/VIEWER		
INTERIOR DOOR		
DOOR CLOSURE MECH.		
DOOR LOCK		
FLOOR		
BASECOVE		
WALLS		
CEILING		
LIGHT FIXTURE		
SWITCH OUTLET		
DOOR STOPS		
ENTRY CLOSET		
KITCHEN		
FLOOR		
BASECOVE		
WALLS		
CEILING		
LIGHT SWITCH		
CUPBOARDS		
COUNTER TOP		
SINK FIXTURES		
DRAIN STOPPER		
DISPOSAL		
HOODLIGHT		
HOOD FAN SCREEN		
OUTLETS		
REFRIGERATOR TRAYS		
OVEN		
BURNER PANS		
BURNER KNOBS/LIGHT		
UNDER DRIP PANS		
DRIP PANS		
APPLIANCE BOOKS		
DISHWASHER		
WALLS		
CEILING		

MISCELLANEOUS	MOVE IN	MOVE OUT
WATER HEATER		
STORAGE		
SMOKE DETECTOR		
ELECTRIC PANEL BOX		
AIR CONDITIONER		
WASHER/DRYER		
LINT VENT		
HALLWAY 3 BEDROOM		
LIVING AREA		
FLOOR/CARPET		
BASE COVE		
WALLS		
CEILING		
WINDOW COVERINGS		
ROD		
LIGHT/SWITCHES		
OUTLET JACKS		
DOOR STOPS		
PATIO/BALCONY		
SLIDING GLASS DOOR		
SLIDING SCREEN		
FLOOR/DECK		
SOFFIT		
LIGHT/SWITCH		
ELECTRICAL		

MOVE IN

According to state law:

Any security shall be held by the landlord for the tenant who is party to the Rental/Lease Agreement. The claim of a tenant to the security shall be prior to the claim of any creditor for the landlord. (**CIVIL CODE §1950.5(d)**).

According to **CIVIL CODE §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 of 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 to occupy begins 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.

The law allows the LANDLORD to use the security deposit for legal deductions itemized in this statement that are not corrected by the TENANT prior to the termination of the tenancy or that were not identified due to the presence of the TENANTS' possessions during the time of the initial inspection. It also allows LANDLORD to use the security deposit to correct any damages that occur to the Unit between the time of the initial inspection and the termination of the tenancy.

A final itemized statement will be sent to you within 3 weeks (21 days) after the LANDLORD has regained possession of the UNIT.

I certify that the above move-in condition report represents a true record of the CONDOMINIUM UNIT and its contents upon initial occupancy. If electricity is on, it will be disconnected. I will contact **SAN DIEGO GAS & ELECTRIC @ 800-611-SDGE (7343) to transfer electricity into my name. I hereby acknowledge receipt of a copy of this Form.**

Tenant Date

Tenant Date

Tenant Date

Tenant Date

Agent Date

MOVE OUT

I certify that the check-out inspection represents a true record of the condition of the CONDOMINIUM UNIT and its contents upon vacating. Electric has been left on to check out all electrical appliances during the Final Walk Thru. Once completed, I will contact **SAN DIEGO GAS & ELECTRIC** to have the electricity disconnected.

Tenant Date

Tenant Date

Tenant Date

Tenant Date

Agent Date

Keys Returned: Entry _____ Mail _____ Pool _____

Carpet Cleaning Receipt _____ Drape Cleaning Receipt _____ Painting Deduction _____

TENANT'S FORWARDING ADDRESSES

Name

Name

Street

Street

City State Zip

City State Zip

Phone (Area Code)

Phone (Area Code)

Name

Name

Street

Street

City State Zip

City State Zip

Phone (Area Code)

Phone (Area Code)