CertRent

Move-in / move-out condition checklist (Dallas-Fort Worth landlord)

UNIT CONDITION CHECKLIST — [address, unit], Dallas-Fort Worth, TX
Move-in date: [date] Move-out date: [date]
Landlord/agent: [name] Tenant(s): [tenant name(s)]

Rate each: G = good, F = fair, P = poor/damaged. Note details and photograph every item at both move-in and move-out, with matching timestamps attached to this checklist.

Area	Move-in	Move-out	Notes
Walls / paint	[ ]	[ ]	_____
Floors / carpet	[ ]	[ ]	_____
Windows / screens	[ ]	[ ]	_____
Doors / locks	[ ]	[ ]	_____
Kitchen appliances	[ ]	[ ]	_____
Cabinets / counters	[ ]	[ ]	_____
Bathroom fixtures	[ ]	[ ]	_____
Heat / A/C	[ ]	[ ]	_____
Smoke detectors (one per bedroom, hallway, level)	[ ]	[ ]	_____
Water heater / plumbing	[ ]	[ ]	_____
Keys / remotes returned (#) —		[ ]	_____

DEPOSIT DISPOSITION (must be sent within 30 calendar days of move-out — Tex. Prop. Code § 92.103(a))
Security deposit received: $[amount]
Itemized deductions (normal wear and tear may not be deducted — Tex. Prop. Code § 92.104(a)):

1. [description] — $[amount]
2. [description] — $[amount]
3. [description] — $[amount]

Amount returned to tenant: $[amount]
Method of return: [check / other] sent to: [forwarding address]
Date sent: [date] (must be within 30 days of move-out)

Tenant signature: _____ Date: _____
Landlord signature: _____ Date: _____

Note: A landlord who retains the deposit in bad faith, or who fails to provide the required itemized statement, risks liability for $100 plus three times the amount wrongfully withheld plus the tenant's attorney's fees (Tex. Prop. Code § 92.109). Missing the 30-day deadline is presumed bad faith (§ 92.109(d)).