

CertRent

Move-in / move-out condition checklist (landlord)

Free template from certrent.com – replace the [bracketed] parts with your details. This is a template, not legal advice.

UNIT CONDITION CHECKLIST – [address, unit]

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. Photograph every item at both move-in and move-out (Cal. Civil Code §1950.5 / AB 2801) – attach photos with matching timestamps 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 / CO detectors	[]	[]	_____
Water heater / plumbing	[]	[]	_____
Keys / remotes returned (#) –		[]	_____

PRE-MOVE-OUT INSPECTION (Cal. Civil Code §1950.5(f))

If requested by tenant or offered by landlord, this inspection occurs no earlier than 2 weeks before move-out. Landlord must give tenant an itemized statement of proposed deductions at that time, and a reasonable opportunity to remedy identified issues before the final move-out inspection.

Pre-move-out inspection date (if any): [date]

Proposed deductions given to tenant: [] Yes [] No / not requested

DEPOSIT DISPOSITION (must be sent within 21 calendar days of move-out –

Cal. Civil Code §1950.5(g))

Security deposit received: \$[amount]

Itemized deductions (attach receipts/invoices for any repair over \$125 –

Civil Code §1950.5(g)(3)):

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 21 days of move-out)

Tenant signature: _____ Date: _____

Landlord signature: _____ Date: _____

Note: Los Angeles units subject to the Rent Stabilization Ordinance (RSO) may have

additional habitability and notice obligations – confirm the unit's RSO status before finalizing deductions.

This is a template, not legal advice. California and Los Angeles deposit and inspection rules change – verify current requirements (Cal. Civil Code §1950.5, AB 2801, and, for rent-stabilized units, the LA Rent Stabilization Ordinance) before relying on this checklist for a deduction decision.