## CertRent

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

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.