



American Realty

Property Management

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Unit Condition Form – Bedroom

_____ (Print Name)

_____ (Unit & Bedroom Number)

Bedroom Numbering: If you enter the unit and place your hand on the **left wall** and follow that around the entire unit the first bedroom you encounter is bedroom 1, the second is bedroom 2. Etc...

Instructions: Tenant completes this checklist within seven (7) days of moving in and Tenant and Landlord review Unit Condition Form and agree on the condition of the property by both signing this form. Landlord will use this Unit Condition Form during the pre-move out inspection and again when determining if any of the Tenant's security deposit will be retained for cleaning or repairs after move-out. A box left blank will assume brand new condition. Upon moving out: You must respond to this notice by mail within seven days after the receipt of same, otherwise you will forfeit the amount claimed for damages.

To be filled out by Tenant

To be filled out by Management

Condition on Arrival

Condition on Departure

Amount Subtracted from
Deposit for Damage

Date of Inspection

____/____/____

____/____/____

	Amount Held as Security Deposit		\$
Bedroom			
Floor and Floor Coverings			
Walls & Ceilings			
Windows & Screens			
Window Coverings (Blinds)			
Closet - Including Door			
Lighting Fixture			
Smoke Detector			
Door & Lock			
Other -			

Past Due Rental Balance _____

Amount Held from Deposit for Common Area damages other charges _____

Total Amount of Deposit Returned to Tenant _____

I, Tenant have filled this form out to the best of my ability as accurate as possible.

TENANT SIGNATURE _____ DATE _____

I, Landlord agree to the condition of the unit in which the Tenant is representing upon move in.

LANDLORD SIGNATURE _____ DATE _____

I, Landlord have conducted a move out inspection and deducted any necessary charges from the deposit for the repairs.

LANDLORD SIGNATURE _____ DATE _____