**LANDLORD** **-** **TENANT** **STATEMENT** **OF** **CONDITION** **OF** **THE** **RENTAL** **PROPERTY**

1 Landlord:

2 Address:

3

4 Phone:

5 Date: 6 Time: 7

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|  |  | am |  | pm |
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8 Tenant in Possession:

9 Regarding Rental Premises At: 10

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12 Previous Rental of the Property: These premises have been rented before.

13 These premises have not been rented before.

15 This statement of condition is to record the condition of the rental unit at the time of initial occupancy.

16 The Landlord and Tenant should agree as to the condiiton of the premises, each retaining a copy of this 17 form when completed.

19

20 RATINGS KEY

21 1 - Poor 2 - Fair 3 - Good 4 - New Condition

22

24 Item Rated Rating Conditions & Comments 25 **A.** **KITCHEN/DINING** **AREA**

26 1. WALLS (PAINT - HOLES) 27 2. WINDOWS & SCREENS 28 3. CURTAINS & DRAPES

29 4. DOORS 30 5. CEILINGS

31 6. LAMPS/LIGHT FIXTURES 32 7. LIGHT BULBS

33 8. FLOORS & CARPET

34 9. SINK & GARBAGE 35 DISPOSAL

36 10. CLOSETS & CUPBOARDS

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| 11. DRAWERS 12. FURNITURE  13. EXHAUST FAN 14. COUNTER TOPS 15. RANGE/OVEN 16. REFRIGERATOR 17. DISHWASHER  18. OTHER |  |  |
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| **B.** **LIVINGROOM** |  |  |
| 1. WALLS (PAINT - HOLES) 2. WINDOWS & SCREENS 3. CURTAINS & DRAPES  4. DOORS  5. CEILINGS  6. LAMPS/LIGHT FIXTURES 7. LIGHT BULBS  8. FLOORS & CARPETS 9. MIRRORS  10. CLOSETS & CUPBOARDS 11. DRAWERS  12. FURNITURE  13. OTHER |  |  |
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| **C.** **BEDROOM** **#1** |  |  |
| 1. WALLS (PAINT - HOLES) 2. WINDOWS & SCREENS 3. CURTAINS & DRAPES  4. DOORS 5. CELINGS  6. LAMPS/LIGHT FIXTURES  7. LIGHT BULBS |  |  |
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| 8. FLOORS & CARPETS 9. MIRRORS  10. CLOSETS & CUPBOARDS 11. DRAWERS  12. FURNITURE  13. OTHER |  |  |
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| **D.** **BEDROOM** **#2** |  |  |
| 1. WALLS (PAINT - HOLES) 2. WINDOWS & SCREENS 3. CURTAINS & DRAPES  4. DOORS  5. CEILINGS  6. LAMPS/LIGHT FIXTURES 7. LIGHT BULBS  8. FLOORS & CARPETS 9. MIRRORS  10. CLOSETS & CUPBOARDS 11. DRAWERS  12. FURNITURE  13. OTHER |  |  |
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| **E.** **BEDROOM** **#3** |  |  |
| 1. WALLS (PAINT - HOLES) 2. WINDOWS & SCREENS 3. CURTAINS & DRAPES  4. DOORS  5. CEILINGS  6. LAMPS/LIGHT FIXTURES 7. LIGHT BULBS  8. FLOORS & CARPETS  9. MIRRORS |  |  |
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| 10. CLOSETS & CUPBOARDS 11. DRAWERS  12. FURNITURE  13. OTHER |  |  |
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| **F.** **BATHROOM** **#1** |  |  |
| 1. WALLS (PAINT - HOLES) 2. WINDOWS & SCREENS 3. CURTAINS & DRAPES  4. DOORS  5. CEILINGS  6. LAMPS/LIGHT FIXTURES 7. LIGHT BULBS  8. FLOORS & CARPETS  9. MIRROR/MEDICINE CABINET  10. CLOSETS & CUPBOARDS 11. DRAWERS  12. FURNITURE 13. EXHAUST FAN  14. SINK & COUNTER TOPS 15. TUB/SHOWER AREA  16. COMMODE/LAVATORY  17. OTHER |  |  |
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| **G.** **BATHROOM** **#2** |  |  |
| 1. WALLS (PAINT - HOLES) 2. WINDOWS & SCREENS 3. CURTAINS & DRAPES  4. DOORS  5. CEILINGS  6. LAMPS/LIGHT FIXTURES  7. LIGHT BULBS |  |  |
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| 8. FLOORS & CARPETS  9. MIRROR/MEDICINE CABINET  10. CLOSETS & CUPBOARDS 11. DRAWERS  12. FURNITURE 13. EXHAUST FAN  14. SINK & COUNTER TOPS 15. TUB/SHOWER AREA  16. COMMODE/LAVATORY  17. OTHER |  |  |
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| **H.** **HALL** **&** **UTILITY** **ROOM** |  |  |
| 1. WALLS (PAINT - HOLES) 2. WINDOWS & SCREENS 3. CURTAINS & DRAPES  4. DOORS  5. CEILINGS  6. LAMPS/LIGHT FIXTURES 7. LIGHT BULBS  8. FLOORS & CARPETS  9. CLOSETS & CUPBOARDS 10. DRAWERS  11. LAUNDRY FACILITIES 12. FURNACE/HEATER  13. OTHER |  |  |
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| **I.** **BASEMENT** |  |  |
| 1. WALLS (PAINT - HOLES) 2. WINDOWS & SCREENS 3. CURTAINS & DRAPES  4. DOORS  5. CEILINGS |  |  |
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| 159 6. LAMPS/LIGHT FIXTURES 160 7. LIGHT BULBS  161 8. FLOORS & CARPETS  162 9. CLOSETS & CUPBOARDS 163 10. DRAWERS  164 11. LAUNDRY FACILITIES 165 12. FURNACE/HEATER 166 13. FURNITURE  167 14. OTHER | | |  |  |
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| 168 | | **J.** **MISCELLANEOUS** |  |  |
| 169 1. PATIO/PORCH  170 2. GARBAGE FACILITIES 171 3. LAWN  172 4. FENCE & GATES 173 5. GARAGE/CARPORT 174 6. STORAGE SHED 175 7. TREES  176 8. SHRUBS  177 9. FIRE EXTINGUISHERS  178 10. CARBON MONOXIDE DETECTORS  179 11. OTHER | | |  |  |
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| 180  181 | | **K.** **GENERAL** **COMMENTS** |  |  |
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191 SMOKE ALARM INSPECTION AND ACCEPTANCE BY TENANT

193 In accordance with rules adopted by the State Fire Marshall and Montana Code Annotated 70-24-303, 194 an approved smoke detector has been installed in these premises. Landlord and Tenant have verified 195 that smoke detector(s) is in good working order on Date: . Tenant shall 196 maintain the smoke detector in good working order during the Tenant's period of occupancy and

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197 possession including changing batteries at least semi-annually, Montana Code Annotated 70-24-198 303(1)(g). Landlord is not liable for damages caused as a result of the failure of the smoke detector. 199 Number of smoke detectors . Initials .

200 I have inspected the premises and believe that the foregoing statement of condition is truthful and 201 accurate.

204 Tenant Signature DATE

206 Tenant Signature DATE

208 Tenant Signature DATE

209 I have inspected the premises and believe that the foregoing statement of condition is truthful and 210 accurate.

212 Landlord Signature DATE

**NOTE:** Unless otherwise expressly stated the term “Days” means calendar days and not business days. Business days are defined as all days as except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or a holiday can be performed on the next business day.

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