

# LANDLORD - TENANT STATEMENT OF CONDITION OF THE RENTAL PROPERTY



Landlord: Montana Property Mgt., LLC  
 Address: 1235 Birch Ave., Suite 1  
Helena, MT. 59601  
 Phone: (406) 431-7174

5 Date: \_\_\_\_\_  
 6 Time: \_\_\_\_\_  am  pm

8 Tenant in Possession: John Q. Public  
 9 Regarding Rental Premises At: 12345 Anywhere

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 condition of the premises, each retaining a copy of this  
 17 form when completed.

### RATINGS KEY

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

Item Rated	Rating	Conditions & Comments
<b>A. KITCHEN/DINING AREA</b>		
1. WALLS (PAINT - HOLES)		
2. WINDOWS & SCREENS		
3. CURTAINS & DRAPES		
4. DOORS		
5. CEILINGS		
6. LAMPS/LIGHT FIXTURES		
7. LIGHT BULBS		
8. FLOORS & CARPET		
9. SINK & GARBAGE DISPOSAL		
10. CLOSETS & CUPBOARDS		

Initials: \_\_\_\_\_

37	11. DRAWERS		
38	12. FURNITURE		
39	13. EXHAUST FAN		
40	14. COUNTER TOPS		
41	15. RANGE/OVEN		
42	16. REFRIGERATOR		
43	17. DISHWASHER		
44	18. OTHER		
45	<b>B. LIVINGROOM</b>		
46	1. WALLS (PAINT - HOLES)		
47	2. WINDOWS & SCREENS		
48	3. CURTAINS & DRAPES		
49	4. DOORS		
50	5. CEILINGS		
51	6. LAMPS/LIGHT FIXTURES		
52	7. LIGHT BULBS		
53	8. FLOORS & CARPETS		
54	9. MIRRORS		
55	10. CLOSETS & CUPBOARDS		
56	11. DRAWERS		
57	12. FURNITURE		
58	13. OTHER		
59	<b>C. BEDROOM #1</b>		
60	1. WALLS (PAINT - HOLES)		
61	2. WINDOWS & SCREENS		
62	3. CURTAINS & DRAPES		
63	4. DOORS		
64	5. CELINGS		
65	6. LAMPS/LIGHT FIXTURES		
66	7. LIGHT BULBS		

Initials: \_\_\_\_\_

67	8. FLOORS & CARPETS		
68	9. MIRRORS		
69	10. CLOSETS & CUPBOARDS		
70	11. DRAWERS		
71	12. FURNITURE		
72	13. OTHER		
73	<b>D. BEDROOM #2</b>		
74	1. WALLS (PAINT - HOLES)		
75	2. WINDOWS & SCREENS		
76	3. CURTAINS & DRAPES		
77	4. DOORS		
78	5. CEILINGS		
79	6. LAMPS/LIGHT FIXTURES		
80	7. LIGHT BULBS		
81	8. FLOORS & CARPETS		
82	9. MIRRORS		
83	10. CLOSETS & CUPBOARDS		
84	11. DRAWERS		
85	12. FURNITURE		
86	13. OTHER		
87	<b>E. BEDROOM #3</b>		
88	1. WALLS (PAINT - HOLES)		
89	2. WINDOWS & SCREENS		
90	3. CURTAINS & DRAPES		
91	4. DOORS		
92	5. CEILINGS		
93	6. LAMPS/LIGHT FIXTURES		
94	7. LIGHT BULBS		
95	8. FLOORS & CARPETS		
96	9. MIRRORS		

Initials: \_\_\_\_\_

97	10. CLOSETS & CUPBOARDS		
98	11. DRAWERS		
99	12. FURNITURE		
100	13. OTHER		
101	<b>F. BATHROOM #1</b>		
102	1. WALLS (PAINT - HOLES)		
103	2. WINDOWS & SCREENS		
104	3. CURTAINS & DRAPES		
105	4. DOORS		
106	5. CEILINGS		
107	6. LAMPS/LIGHT FIXTURES		
108	7. LIGHT BULBS		
109	8. FLOORS & CARPETS		
110	9. MIRROR/MEDICINE		
111	CABINET		
112	10. CLOSETS & CUPBOARDS		
113	11. DRAWERS		
114	12. FURNITURE		
115	13. EXHAUST FAN		
116	14. SINK & COUNTER TOPS		
117	15. TUB/SHOWER AREA		
118	16. COMMUNE/LAVATORY		
119	17. OTHER		
120	<b>G. BATHROOM #2</b>		
121	1. WALLS (PAINT - HOLES)		
122	2. WINDOWS & SCREENS		
123	3. CURTAINS & DRAPES		
124	4. DOORS		
125	5. CEILINGS		
126	6. LAMPS/LIGHT FIXTURES		
127	7. LIGHT BULBS		

Initials: \_\_\_\_\_

128	8. FLOORS & CARPETS		
129	9. MIRROR/MEDICINE		
130	CABINET		
131	10. CLOSETS & CUPBOARDS		
132	11. DRAWERS		
133	12. FURNITURE		
134	13. EXHAUST FAN		
135	14. SINK & COUNTER TOPS		
136	15. TUB/SHOWER AREA		
137	16. COMMUNE/LAVATORY		
138	17. OTHER		
139	<b>H. HALL &amp; UTILITY ROOM</b>		
140	1. WALLS (PAINT - HOLES)		
141	2. WINDOWS & SCREENS		
142	3. CURTAINS & DRAPES		
143	4. DOORS		
144	5. CEILINGS		
145	6. LAMPS/LIGHT FIXTURES		
146	7. LIGHT BULBS		
147	8. FLOORS & CARPETS		
148	9. CLOSETS & CUPBOARDS		
149	10. DRAWERS		
150	11. LAUNDRY FACILITIES		
151	12. FURNACE/HEATER		
152	13. OTHER		
153	<b>I. BASEMENT</b>		
154	1. WALLS (PAINT - HOLES)		
155	2. WINDOWS & SCREENS		
156	3. CURTAINS & DRAPES		
157	4. DOORS		
158	5. CEILINGS		

Initials: \_\_\_\_\_

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		
168	<b>J. MISCELLANEOUS</b>		
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		
180	<b>K. GENERAL COMMENTS</b>		
181			
182			
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189			

191 DETECTOR INSPECTION AND ACCEPTANCE BY TENANT

192  
193 In accordance with applicable law, approved smoke detector(s) and approved carbon monoxide detector(s)  
194 have been installed in the premises. Landlord and Tenant have verified that both the smoke detector(s) and  
195 the carbon monoxide detector(s) are in good working order on: \_\_\_\_\_. Tenant acknowledges  
196 that applicable law provides that Tenant shall maintain the smoke detector(s) and the carbon monoxide

Initials: \_\_\_\_\_

197 detector(s) in good working order during Tenant's period of occupancy and possession including changing  
198 batteries at least semi-annually and that Landlord is not liable for damages caused as a result of the failure  
199 of the smoke detector(s) or the carbon monoxide detector(s).

200

201 Number of smoke detector(s) \_\_\_\_\_ .

203 Number of carbon monoxide detector(s) \_\_\_\_\_ .

204 Initials \_\_\_\_\_ .

205

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

208

209 Tenant Signature \_\_\_\_\_ DATE \_\_\_\_\_

210 John Q. Public

211 Tenant Signature \_\_\_\_\_ DATE \_\_\_\_\_

212

213 Tenant Signature \_\_\_\_\_ DATE \_\_\_\_\_

214

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

217

218 Landlord Signature \_\_\_\_\_ DATE \_\_\_\_\_

Montana Property Mgt., LLC

**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.

Initials: \_\_\_\_\_

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