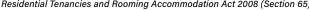
Residential Tenancies and Rooming Accommodation Act 2008 (Section 65)



Address of the rental premises		The Entry (and Exit) reports provide evidence of the condition of the premises at the beginning and ending of the tenancy. Take time to fill these forms in carefully. These					
	Postcode	documents may be referred to as evidence if there is a dispute over the bond refund at the end of the tenancy.					
Full name/s of the tenant/s		Lessor/agent					
1. 2. 3. Name/trading name of the lessor/agent		<ol> <li>Inspect the premises.</li> <li>Mark each item on the list clean, working, undamaged (where applicable).</li> <li>Make a note of any extra items in the additional comments/information section.</li> <li>Give a signed copy of the report to the tenant. Keep a copy for your own records.</li> <li>Ask the tenant to add their comments to the report, initial each page and return it to you within 7 days.</li> <li>If the tenant disagrees about the condition of the premises, encourage them to discuss</li> </ol>					
<ul> <li>to complete a new Entry condition re</li> <li>The original Entry condition report wi agree to prepare a new Entry condition</li> <li>The rental property must meet minime in and throughout the tenancy agreed standards on the RTA website.</li> </ul>	t with the same tenant, there is no requirement port.  Il remain valid unless the parties to the tenancy on report when the agreement is renewed.  um housing standards when the tenant moves ment. Learn more about minimum housing	<ul> <li>it with you. Comments can be recorded in the additional comments/information section (Page 8) or by attaching a separate page.</li> <li>Supporting documentation has been attached Yes No</li> <li>7. Give a copy of the final report back to the tenant within 14 days of receiving it.</li> <li>8. You must keep a copy of the report for at least one year after the last tenancy agreement to which this condition report relates to ends.</li> <li>Tenant</li> <li>1. Inspect the premises.</li> </ul>					
Water charging Tenants can only be charged for all water of individually metered (or water is delivered must pay for water and the premises are w	by vehicle), the agreement states the tenant	<ol> <li>Comment on any item where you disagree with the lessor/agent, or if you believe the report does not reflect the true condition of the premises.</li> <li>Talk to the lessor/agent if you disagree about the condition of the premises.</li> <li>Initial each page of the report and send it to the lessor/agent within 7 days.</li> </ol>					
Are the premises individually metered?	Yes No	5. The lessor/agent must send you a copy of the final report. You may also want to					
Water meter reading at start of tenancy:		make a copy for your own records.  To prevent disputes, the RTA strongly advises both parties ensure the meter reading is					
Are the premises water efficient?	Yes No	recorded in both entry and exit conditions reports at the beginning and end of the tenar If the condition report is not given to the tenant/s within 7 days of occupation, the tenar					
Certain fixtures must have the equivalent of available if/as required).	of a 3 star WELS rating or higher (evidence	should obtain, complete and sign their own form and submit to the lessor/agent.					
•	ed in accordance with the Act. Penalties apply. the tenant/s, keep a copy for your records.	The tenant/s have initially received a copy of this report on  Day Date					
Lessor/agent initials	Tenant/s initials 1.	2. 3.					



Air conditioner



Residential Tenancies and Rooming Accommodation Act 2008 (Section 65)						
Insert <b>Y</b> = Yes Insert <b>N</b> = No	Clean	Working	Undamaged	Lessor/agent Comments (if any)	Tenant/s Comment on lessor/agent report	
Entry						
Doors/walls/ceiling						
Windows/screens						
Blinds/curtains						
Fans/light fittings						
Floor/floor coverings	s					
Power points						
Lounge room						
Doors/walls/ceiling						
Windows/screens						
Blinds/curtains						
Fans/light fittings						
Floor/floor coverings	s					
TV/power points						
Air conditioner						
Family room						
Doors/walls/ceiling						
Windows/screens						
Blinds/curtains						
Fans/light fittings						
Floor/floor coverings	s					
TV/power points						

				$\overline{}$	
Lessor/agent initials	Tenant/s initials	1.	2.	3.	



Lessor/agent initials



l g		
nsert <b>Y</b> = Yes   물 빨	Lessor/agent	Tenant/s
nsert <b>Y</b> = Yes No Norking Norking Norking	Comments (if any)	Comment on lessor/agent report

Kitchen/meals	>	>	
Doors/walls/ceiling	Т	Τ	
	+	+	
Windows/screens			
Blinds/curtains			
Fans/light fittings			
Floor/floor coverings			
Cupboards/drawers			
Bench tops/tiling			
Sink/disposal unit/ taps			
Stove top			
Oven/griller			
Exhaust fan/ rangehood			
Dishwasher			
Power points			
Dining room			
Doors/walls/ceiling			
Windows/screens			
Blinds/curtains			
Fans/light fittings			
Floor/floor coverings			
TV/power points			
Air conditioner			

2.

3.

Tenant/s initials





Insert <b>Y</b> = Yes   ਨੂੰ ਲੁੱ	Lessor/agent	Tenant/s
Insert <b>Y</b> = Yes Insert <b>N</b> = No	Comments (if any)	Comment on lessor/agent repor

	ਹ	≶   5	· *,		
Bedroom 1		•			
Doors/walls/ceiling					
Windows/screens					
Blinds/curtains					
Fans/light fittings					
Floor/floor coverings					
Wardrobe/drawers/ shelves					
Power points					
Air conditioner					
Smoke alarms					
Ensuite		· ·			
Doors/walls/ceiling					
Windows/screens					
Blinds/curtains					
Fans/light fittings					
Floor/floor coverings					
Bath/shower/ shower screen					
Wash basin/vanity					
Mirror/cabinet					
Towel rails					
Toilet					
Power points					
Exhaust fan					
					·
Lessor/agent init	ials		Tenant/s initials 1.	2.	3.

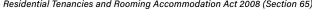




Insert Y = Yes   P   E   Lessor/agent	Tenant/s
Insert $\mathbf{N} = \text{No}$ $\begin{vmatrix} \frac{1}{2} & \frac{1}{2} & \frac{1}{2} \\ \frac{1}{2} & \frac{1}{2} & \frac{1}{2} \\ \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} \\ \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} \\ \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} \\ \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} \\ \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} \\ \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} \\ \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} \\ \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} \\ \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} \\ \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} \\ \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} \\ \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} \\ \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} \\ \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} & \frac{1}{2} \\ \frac{1}{2} & \frac{1}{2} \\ \frac{1}{2} & $	Comment on lessor/agent report

Bedroom 2	>	1>	
	_		
Doors/walls/ceiling			
Windows/screens			
Blinds/curtains			
Fans/light fittings			
Floor/floor coverings			
Wardrobe/drawers/ shelves			
Power points			
Air conditioner			
Smoke alarms			
Bedroom 3			
Doors/walls/ceiling			
Windows/screens			
Blinds/curtains			
Fans/light fittings			
Floor/floor coverings			
Wardrobe/drawers/ shelves			
Power points			
Air conditioner			
Smoke alarms			

Lessor/agent initials	Tenant/s initials	1.	2.	3.	



Toilet



Residential Tenancies and Rooming Accommodation Act 2008 (Section 65)								
Insert <b>Y</b> = Yes Insert <b>N</b> = No	Clean	Working	Undamaged	Lessor/agent Comments (if any)	Tenant/s Comment on lessor/agent report			
Bedroom 4								
Doors/walls/ceiling								
Windows/screens								
Blinds/curtains								
Fans/light fittings								
Floor/floor coverings								
Wardrobe/drawers/ shelves								
Power points								
Air conditioner								
Smoke alarms								
Bathroom								
Doors/walls/ceiling								
Windows/screens								
Blinds/curtains								
Fans/light fittings								
Floor/floor coverings	5							
Bath								
Shower/ shower screen								
Wash basin/vanity								
Mirror/cabinet								
Towel rails								
Power points								
Exhaust fan								
	_							

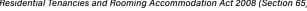
Lessor/agent initials Tenant/s initials 2. 3.



		ming Accommodation Act 2008 (Section 65)	authority
Insert <b>Y</b> = Yes Insert <b>N</b> = No	Clean	Lessor/agent Comments (if any)	Tenant/s Comment on lessor/agent report
Toilet			
Doors/walls/ceiling			
Cistern			
Light fittings			
Exhaust fan			
Laundry			
Doors/walls/ceiling			
Windows/screens			
Blinds/curtains			
Fans/light fittings			
Floor/floor coverings			
Wash tubs			
Washing machine/ dryer			
Power points			
General			
Smoke alarms			
Security devices			
Electrical safety switches			
Hot water system			
Keys/locks/remotes			
Staircases/railings			

Lessor/agent initials	Tenant/s initials	1.	2	2.	3	3.

Wheelie & recycle bins





esidential Tenancies and Rooming Accommodation Act 2008 (Section 65)							authority				
nsert <b>Y</b> = Yes nsert <b>N</b> = No	Clean	Working	Undamaged	<b>L</b> i Col	essor/agent mments (if any)	Tenant/s Comment on lessor/agent report					
General - Continue											
Pool/equipment											
Current pool safe	ety ce	ertifi	cate								
Street number/ etter box											
External walls											
Balcony/porch/deck											
Awning/gutters											
Paving/pergola											
Garage/car port/ storeroom											
Garden shed											
Gates/fences											
Grounds/garden											
External taps/hose											
Clothes line											
Solar panels											
Paths/driveway											
dditional com	mer	nts,	information					Lessor/agent			
								Signature  Print name		Date	
enant 1 Tenant 2								Tenant 3			
Signature				Date	Signature		Date	Signature		Date	
Print name					Print name			Print name			

Other languages: You can access a free interpreter service by calling the RTA on 1300 366 311 (Monday to Friday, 8:30am to 5:00pm).