Residential Tenancies and Rooming Accommodation Act 2008 (Section 66)



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 documents may be referred to as evidence if there is a dispute over the bond refund
	Postcode	at the end of the tenancy.
Details of the tenant/s		Tenant
1. Full name/s		1. Inspect the premises.
Forwarding address		2. Mark each item on the list <i>clean, working, undamaged</i> (where applicable).
	Postcode	3. Make a note of any extra items in the <i>additional comments/information</i> section.
Phone Mobile	T ootoode	4. Initial each page of the report. Give it to the lessor/agent as soon as possible once the agreement ends.
Email		5. Talk to the lessor/agent if you disagree about the condition of the premises. Comments
2. Full name/s		can be recorded in the <i>additional comments/information</i> section(Page 7) or by attaching a separate page.
Forwarding address		Supporting documentation has been attached Yes No
	Postcode	6. Retain the signed copy of the report from the lessor/agent.
Phone Mobile		Lessor/agent
Email		1. Inspect the premises.
3. Full name/s		2. Include comments where you disagree with the tenant?s report.
Forwarding address		3. Initial each page of the report.
Forwarding address	Postcode	4. Talk to the tenant if you disagree about the condition of the premises. Any agreement can be recorded in the <i>additional comments/information</i> section.
Phone Mobile		5. Return a signed copy of the report to the tenant within 3 business days. Retain a copy for at least one year after the tenancy agreement ends.
Email		
Name/trading name of the lessor/agent		Note: The <i>Entry condition report</i> (Form 1a) is compared to this <i>Exit condition report</i> (Form 14a) at the end of the tenancy.
Elders Real Estate Curra Country		Do not cond to the DTA give this form to the leaser/egent Iron a convitor
Water meter reading at end of tenancy:		Do not send to the RTA-give this form to the lessor/agent, keep a copy for your records.
Date / /		□(i 150

Lessor/agent initials

Tenant/s initials

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Tenant/sComments (if any)

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Entry						
Doors/walls/ceiling						
Windows/screens						
Blinds/curtains						
Fans/light fittings						
Floor/floor coverings						
Power points						
Lounge room		,				
Doors/walls/ceiling						
Windows/screens						
Blinds/curtains						
Fans/light fittings						
Floor/floor coverings						
TV/power points						
Air conditioner						
Family room						
Doors/walls/ceiling						
Windows/screens						
Blinds/curtains						
Fans/light fittings						
Floor/floor coverings						
TV/power points						
Air conditioner						
Tenant/s initials	1	•	2	3	Lessor/agent initials	

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Tenant/sComments (if any)

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Kitchen/meals					
Doors/walls/ceiling					
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					
Tenant/s initials	1.		2.	3.	Lessor/agent initials

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Clean Working Undamaged

Tenant/sComments (if any)

Lessor/agentComment on tenant/s report

	ວັ ≥ັ	5	
Bedroom 1		•	
Doors/walls/ceiling			
Windows/screens			
Blinds/curtains			
Fans/light fittings			
Floor/floor coverings			
Wardrobe/drawers/ shelves			
Power points			
Air conditioner			
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			

Tenant/s initials

Lessor/agent initials

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Tenant/sComments (if any)

	흥	o N ⊃	Continents (ii any)		Comment	on tenanty a report
Bedroom 2						
Doors/walls/ceiling						
Windows/screens						
Blinds/curtains						
Fans/light fittings						
Floor/floor coverings						
Wardrobe/drawers/ shelves						
Power points						
Air conditioner						
Bedroom 3						
Doors/walls/ceiling						
Windows/screens						
Blinds/curtains						
Fans/light fittings						
Floor/floor coverings						
Wardrobe/drawers/ shelves						
Power points						
Air conditioner						
Bedroom 4						
Doors/walls/ceiling						
Windows/screens						
Blinds/curtains						
Fans/light fittings						
Floor/floor coverings						
Wardrobe/drawers/ shelves						
Power points						
Air conditioner						
Tenant/s initials	1.		2.	3.	Lessor/agent initials	

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Tenant/sComments (if any)

ច័	š	60.1	comment of total if a competition
Bathroom			
Doors/walls/ceiling			
Windows/screens			
Blinds/curtains			
Fans/light fittings			
Floor/floor coverings			
Bath			
Shower/ shower screen			
Wash basin/vanity			
Mirror/cabinet			
Towel rails			
Power points			
Exhaust fan			
Toilet			
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			
Power points			
Tenant/s initials 1		2 3	Lessor/agent initials

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Tenant/sComments (if any)

	Cle	౼	COIT	irrierits (ii arry)		Confinent on tenant/s report		
General								
Smoke alarms								
Security devices								
Electrical safety switches								
Hot water system								
Keys/locks/remotes								
Staircases/railings								
Wheelie & recycle bins								
Pool/equipment								
Street number/ letter 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								
Additional comm	ents/ir	nform	ation			Lessor/agent		
						Signature	Date	
							/	1
						Print name		
Tenant 1				Tenant 2		Tenant 3		
Signature			Date	Signature	Date	Signature	Date	
			1 1		/ /		1	1
Print name				Print name		Print name		
				-	l l	•	•	