

INSPECTION ACCEPTANCE

Property Name: _____ Resident's Name: _____
 Property Address: _____ Resident's Address: _____

LOCATION OF DAMAGE	MOVE-IN INSPECTION APT. # _____ DATE: _____ <small>Resident accepts responsibility for the condition of above-referenced apartment "AS-IS" with exceptions listed below. This form is made a part of the Lease Agreement for said apartment.</small>	MOVE-OUT INSPECTION APT. # _____ DATE: _____ <small>Inspection to determine extent and <u>estimated</u> charges for any damages, beyond normal wear and tear, to be assessed by Landlord against resident.</small>
Living - Dining	<input type="checkbox"/> OK	\$ _____
Kitchen	<input type="checkbox"/> OK	\$ _____
Halls	<input type="checkbox"/> OK	\$ _____
Bedrooms	<input type="checkbox"/> OK	\$ _____
Bathrooms	<input type="checkbox"/> OK	\$ _____
Outside	<input type="checkbox"/> OK	\$ _____
Other Comments		\$ _____
	<input type="checkbox"/> Apartment Keys Delivered to Resident <input type="checkbox"/> Mailbox Keys Delivered to Resident <input type="checkbox"/> Fire Extinguisher (Charged) <input type="checkbox"/> Smoke Detector Operational (Checked with Resident Present)	<input type="checkbox"/> Apartment Keys Returned <input type="checkbox"/> Mailbox Keys Returned
	Move-In Inspection results delivered to Resident prior to occupancy. _____ Date Managing Agent's Signature	Resident acknowledges receipt of foregoing Move-Out Inspection results and accepts Move-Out Inspection report and <u>estimated</u> costs. _____ Date Resident's Signature
MOVE-OUT INSTRUCTIONS Move-Out: White to M/O File Yellow to Resident	Resident acknowledges: Receipt of foregoing Move-In Inspection results prior to occupancy, right to inspect prior to taking occupancy, and accepts Move-In Inspection report and apartment "AS IS". _____ Date Resident's Signature	_____ Forwarding Address _____ Date Managing Agent's Signature

Resident has received, and understands, the Move-Out Cost Schedule on the back of this form.

NOTE TO RESIDENT: Georgia Law requires that you acknowledge correctness of the Move-In and Move-Out inspection reports by signing same; or, if you disagree, by filing a properly signed written statement of dissent setting forth specifically those items with which you disagree.

MOVE-OUT COST SCHEDULE

Cleaning and Repair Charges

If, prior to moving out, you do not clean the items listed below and leave them in satisfactory working order, the following charges will be deducted from your security deposit or owed to the landlord (owner) if your security deposit is insufficient to cover the charges. You will be charged the listed amount for each instance in which a listed item must be cleaned or repaired. The prices given for the items listed below are average prices only. If landlord (owner) incurs a higher cost for cleaning or repairing an item, you will be responsible for paying the higher cost.

Please note: This is not an all-inclusive list; you can be charged for cleaning or repairing items that are not on the list.

<u>Kitchen Cleaning</u>		<u>Bathroom Cleaning</u>		<u>Miscellaneous</u>	
Oven	30.00	Toilet(s)	10.00 ea	Window Coverings (drapes, blinds)	50.00
Drip Pans	5.00 ea	Tub/Shower(s)	20.00 ea	Carpet Cleaning	100.00
Stove and Vent-A-Hood	10.00	Sinks/Countertops/Cabinets	35.00	Carpet Repairs	100.00
Refrigerator/Freezer	40.00	Vinyl Floor	25.00	Trash Removal	20.00
Dishwasher	10.00			Wallpaper Removal	150.00
Cabinets and Countertops	30.00			Painting	250.00
Pantry	20.00			Vinyl Floors	25.00 ea
Vinyl Floor	25.00			Holes in Wall	75.00 ea

Replacement Charges

If any items are missing or damaged to the point that they must be replaced, you will be charged for the current cost of the item, plus labor and service charges. A representative list of replacement charges is provided below. These are average prices. If landlord (owner) incurs a higher cost for replacing an item, you will be responsible for paying the higher cost.

Please note: This is not an all-inclusive list; you can be charged for the replacement of items that are not on the list.

Window Glass	150.00	Fire Extinguisher (5 lb size)	55.00	Doors	100.00
Window Screens	35.00	Ice Trays	3.00 ea	Light Fixtures	50.00
Screen Door	125.00	Crisper Covers	15.00	Light Bulbs	1.00
Mailbox Keys	25.00	Refrigerator Shelves	30.00	Countertops	250.00
(lost or not returned)		Disposal	65.00	Mini Blinds	150.00
Door Keys	35.00	Mirrors (Bath)	60.00	Sink	75.00
(lost or not returned)					

This form is made part of the "Lease Agreement" as referenced in Section 29 of the "Lease Agreement". Resident acknowledges receipt of form.

Resident's Signature

Date