

| 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). | | |
| The second secon | | Postcode | 3. Make a note of any extra items in the <i>additional comments/information</i> section. | | |
| Phone | Mobile | 1 Ostcode | 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 page /a | | | can be recorded in the <i>additional comments/information</i> section (Page 7) or by | | |
| 2. Full name/s | | | attaching a separate page. Supporting documentation has been attached Yes No | | |
| Forwarding address | | | Supporting documentation has been attached Yes No 6. Retain the signed copy of the report from the lessor/agent. | | |
| | | Postcode | o. Netalli 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. | | |
| | | | 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 | | |
| Email | <u> </u> | | for at least one year after the tenancy agreement ends. | | |
| Name/trading name of the lesso | or/agent | | Note: The Entry condition report (Form 1a) is compared to this Exit condition report (Form 14a) at the end of the tenancy. | | |
| A Roberts & K.L Sutcliffe @rea | lty | | | | |
| Water meter reading at end of te | enancy: | | Do not send to the RTA-give this form to the lessor/agent, keep a copy for your records. | | |
| | | | | | |
| Tenant/s initials 1. | 2. | 3. | Lessor/agent initials | | |

| Trta | residential tenancies authority |
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| | autnority |

| nsert Y/√ = Yes nsert N/X = No | ng maged | Tenant/s | Lessor/agent | |
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| IIISCICITY/X - IVO | Clean Worki Undar | Comments (if any) | Comment on tenant/s report | |

| Vorkir Undan | Comments (if any) | Comment on tenant/s report |
|-----------------------|-------------------|----------------------------|
| Entry | | |
| Doors/walls/ceiling | | |
| Vindows/screens | | |
| Blinds/curtains | | |
| Fans/light fittings | | |
| Floor/floor coverings | | |
| Power points | | |
| | | |
| | | |
| Lounge room | | |
| Doors/walls/ceiling | | |
| Vindows/screens | | |
| llinds/curtains | | |
| Fans/light fittings | | |
| Floor/floor coverings | | |
| | | |

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

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| Insert Y/✓ = Yes Insert N/X = No Tenant/s Comments (if any) | Lessor/agent Comment on tenant/s report |
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| Insert Y/ V = Yes Insert N/X = No | Slean | Working | Tenant/s Comments (if any) | Lessor/agent Comment on tenant/s report |
|---|-------|---------|----------------------------|---|
| 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 | | | | |
| | | | | |
| | | | | |
| | 1 | 1 | 1 | |

| Tenant/s initials | 1. | 2. | 3. | Lessor/agent initials |
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Residential Tenancies and Rooming Accommodation Act 2008 (Section 66)

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| Insert $N/X = No$ | _ | king | ama | |

Tenant/s Lessor/agent Comment on tenant/s report

| | Clear | Work | Comments (if any) | Comment on tenant/s report |
|----------------------------|-------|------|-------------------|----------------------------|
| Kitchen/meals | | | | |
| Doors/walls/ceiling | | | | |
| Windows/screens | | | | |
| Blinds/curtains | | | | |
| Fans/light fittings | | | | |
| Floor/floor coverings | | | | |
| Cupboard/drawers | | | | |
| Bench tops/tiling | | | | |
| Sink/disposal unit/taps | | | | |
| Stove top | | | | |
| Oven/griller | | | | |
| Exhaust fan/rangehood | | | | |
| Dishwasher | | | | |
| Power points | | | | |
| | | | | |
| | | | | |

| Tenant/s initials | 1. | 2. | 3. | Lessor/agent initials | |
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| Tutal | residential |
| rta | tenancies |
| | authority |

| Lessor/agent |
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| Comment on tenant/s report |

| nsert Y/√ = Yes nsert N/X = No | Olean Working Undamaged | Tenant/s Comments (if any) | Lessor/agent Comment on tenant/s report |
|-----------------------------------|-------------------------------|-----------------------------------|---|
| | | | |
| | | | |
| | | | |
| Dining room | | | |
| Doors/walls/ceiling | | | |
| Windows/screens | | | |
| Blinds/curtains | | | |
| Fans/light fittings | | | |
| Floor/floor coverings | | | |
| TV/Power points | | | |
| Air conditioner | | | |
| | | | |
| | | | |
| | | | |
| Bedroom 1 | | | |

| Tenant/s initials | 1. | 2. | 3. | Lessor/agent initials | |
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| rta | tenancies |
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| sert Y/√ = Yes sert N/X = No | | Undamaged | Tenant/s Comments (if any) | Lessor/agent Comment on tenant/s report |
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|---------------------------------|--|-----------|-----------------------------------|--|

| nsert N / X = No | Clean | Working | Comments (if any) | Comment on tenant/s report |
|--------------------------------|-------|---------|-------------------|----------------------------|
| Doors/walls/ceiling | | | | |
| Windows/screens | | | | |
| Blinds/curtains | | | | |
| Fans/light fittings | | | | |
| Floor/floor coverings | | | | |
| Wardrobe/drawers/ shelves | | | | |
| Power points | | | | |
| Air conditioner | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Ensuite | | | | |
| Doors/walls/ceiling | | | | |
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| Tenant/s initials | 1. | 2. | 3. | Lessor/agent initials |

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| nsert N / X = No | Clean | Working | Comments (if any) | Comment on tenant/s report |
|--------------------------------|-------|---------|-------------------|----------------------------|
| 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 | | | | |
| | | | | |
| | | | | |
| Bedroom 2 | | | | |
| Doors/walls/ceiling | | | | |
| | | | | |

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

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| rta | tenancies |
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| Insert Y/✓ = Yes Insert N/X = No Tenant/s Comments (if any) | Lessor/agent Comment on tenant/s report |
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| Insert N/X = No | Clean | Undama | Comments (if any) | Comment on tenant/s report |
|------------------------------|-------|--------|-------------------|----------------------------|
| 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 | | | | |
| | | · | | |

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

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| Insert Y/✓ = Yes Insert N/X = No | Vorking Indamaged | Tenant/s Comments (if any) | Lessor/agent Comment on tenant/s report |
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| Insert N/X = No | Clean Workin Undam | Comments (if any) | Comment on tenant/s report |
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| 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 | | | |
| | | | |
| Bathroom | | | |
| Doors/walls/ceiling | | | |
| | | | |

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

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| | authority |

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| Insert N / X = No | Clean Working Undama | Comments (if any) | Comment on tenant/s report |
|---------------------------------|----------------------------|-------------------|----------------------------|
| 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 | | | |
| | | | |

| Tenant/s initials | 1. | 2. | 3. | Lessor/agent initials |
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| Trta | residential tenancies |
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| Lessor/agent | |
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| Comment on tenant/s report | |

| Insert Y/√ = Yes Insert N/X = No | Clean | Tenant/s Comments (if any) | Lessor/agent Comment on tenant/s report |
|-------------------------------------|-------|----------------------------|---|
| 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 | | | |

| Tenant/s initials | 1. | 2. | 3. | Lessor/agent initials | |
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| Trta | residentia tenancies |
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| | authority |

| Lessor/agent |
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| Comment on tenant/s report |

| Insert $Y/\sqrt{\ }$ = Yes Insert N/X = No | Clean Working Undamaged | Tenant/s Comments (if any) | Lessor/agent Comment on tenant/s report |
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| 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 | | | |
| | | | |

| Tenant/s initials | 1. | 2. | 3. | Lessor/agent initials | |
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| Trta | residentia tenancies |
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| nsert Y / √ = Yes nsert N / X = No | Clean | Undamaged | Tenant/s Comments (if any) | Lessor/agent Comment on tenant/s report |
|---|-------|-----------|-----------------------------------|---|
| Garden shed | | | | |
| Gates/fences | | | | |
| Grounds/garden | | | | |
| External taps/hose | | | | |
| Clothes line | | | | |
| Solar panels | | | | |
| Paths/driveway | | | | |
| | | | | |

| Tenant/s initials | 1. | 2. | 3. | Lessor/agent initials | |
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Residential Tenancies and Rooming Accommodation Act 2008 (Section 66)



| Address of the rental premise | s | | | | | |
|-------------------------------|-------|------------|---------------------------|--------------|------------|--|
| | | | | Postcode | | |
| Additional comments/informa | ation | | | Lessor/agent | | |
| | | | | Signature | Date | |
| | | | | | | |
| | | | Print name Kris Sutcliffe | | | |
| Tenant 1 | | Tenant 2 | Tenant 2 | | Tenant 3 | |
| Signature | Date | Signature | Date | Signature | Date | |
| | | | | | | |
| Print name | | Print name | Print name | | Print name | |

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