

| 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. |
| 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 | 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 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 6. Retain the signed copy of the report from the lessor/agent. |
| | 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. |
| | | 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 | 1 | 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. |
| Graham Lynham Real Estate | | |
| 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 | | |
| Tenant/s initials 1. 2. | 3. | Lessor/agent initials |

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| | Clea | Und | Comments (If any) | Comment on tenant/s report |
|-----------------------|------|-----|-------------------|----------------------------|
| 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 | | | | |
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| Tenant/s initials | 1. | 2. | 3. | Lessor/agent initials |
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| Lessor/agent |
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| Comment on tenant/s report |

| Insert Y/√ = Yes Insert N/X = No | Clean | Undamaged | 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 | | | | |
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| Tenant/s initials | 1. | 2. | 3. | Lessor/agent initials | |
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| Insert Y/√ = Yes Insert N/X = No | Comments (if any) | Comment on tenant/s repor |

| IIISEIT I I/X – NO | Comments (if any) | Comment on tenant/s report |
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| 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 | | |
| | | |
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| Tenant/s initials | 1. | 2. | 3. | Lessor/agent initials | |

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| Tenant/s | Lessor/agent |
| Comments (if any) | Comment on tenant/s report |

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| nsert Y/√ = Yes nsert N/X = No | 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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| Lessor/agent |
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| Comment on tenant/s report |

| Insert Y/√ = Yes Insert N/X = No | Clean Working Undamaged | Tenant/s Comments (if any) | Lessor/agent 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 | | | |
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| Ensuite Doors/walls/ceiling | | | |
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| Tenant/s initials | 1. | 2. | 3. | Lessor/agent initials | |
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| Lessor/agent |
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| Comment on tenant/s report |

| Insert Y/√= Yes | | | | authority |
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| Insert $N/X = No$ | Clean | ang | Tenant/s | Lessor/agent Comment on tenant/s report |
| | Clea | MON | Comments (if any) | Comment on tenant/s report |
| Windows/screens | | | | |
| | | | | |
| Blinds/curtains | | | | |
| | | | | |
| Farra (limba Cations | | | | |
| Fans/light fittings | | | | |
| | | | | |
| Floor/floor coverings | | | | |
| | | | | |
| Bath/shower/shower screen | | | | |
| screen | | | | |
| Wash basin/vanity | | | | |
| vvasii basiii, valiity | | | | |
| | | | | |
| 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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| Insert Y/✓ = Yes Insert N/X = No Geographic Post P | Tenant/s Comments (if any) | Lessor/agent Comment on tenant/s report |
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| nsert N/X = No Norking Undamage | Tenant/s Comments (if any) | Lessor/agent 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 | | |
| | | |

| 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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| 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 |
|---|-------------------------------|-----------------------------------|---|
| 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 | | | |
| | | | |

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

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

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

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

Residential Tenancies and Rooming Accommodation Act 2008 (Section 66)

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| Insert Y/√ = Yes Insert N/X = No | Clean Working | 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 | | | | | |

| enant/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 | es | | | | | |
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| | | | | | Postcode | |
| Additional comments/information | | | | Lessor/agent | | |
| | | | | Signature | Date | |
| | | | | | | |
| | | | Print name Graham Lynham | | | |
| 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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