



**PROPERTY
MANAGERS
MELB.**

A WISE REAL ESTATE ADVICE COMPANY

Property Managers Melb Pty.Ltd.

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Residential Tenancy Entry Condition Report

1 Smith Street, Melbourne, VIC 3000



Report Completed on Wednesday 20/11/2019

Prepared by Ivonne Di Perna

Property Managers Melb Pty.Ltd.

Powered by Inspection Express

About this form

This report is an important written record of the condition of the premises. Both the landlord or agent and the tenant should keep signed copies for future reference. It is vital that the report is completed accurately and comprehensively, as it may be used as evidence in Victoria Civil and Administrative Tribunal (VCAT) hearings should there be any dispute regarding cleaning, damage, safety or missing items.

What the agent has to do

Before the tenant moves into the premises the landlord/agent must:

1. Complete the "Agent Comments" section of this form.
2. Sign and date the form on the last page of the report.
3. Give the form to the tenant to complete. Inform the tenant they have three business days to complete, sign and return the landlord's/agent's copy of this report.
4. At the end of the tenancy, complete the exit report.

What the tenant has to do

1. Inspect the premises and make a comment if you disagree with the agent's assessment of the condition of an item listed. Each item has been given a column description of 'clean', 'undamaged', 'working'.
2. If you agree with the agent's assessment you can enter a 'Y' in the "Tenant Agrees" column and leave the "Tenants Comments" section blank.
3. If you disagree with the agent's assessment you can enter a 'N' in the "Tenant Agrees" column and add the discrepancy in the comments section.
4. Initial each page of the report.
5. Complete the "Tenant's Acknowledgement & Signature" section on the last page.
6. To comply with the requirements of the Residential Tenancies Act 1997, the tenant must give a signed copy of the report to the agent within **three (3) business days** of occupying the premises. **If you fail to complete this report accurately you may have difficulty claiming your full bond back at the end of the tenancy.**
7. Any comments added in the Tenant Comments section must have supporting photographic evidence provided to the agent within **three (3) business days** of occupying the premises. Any separate pages/photos added to the report must be dated & signed.
8. Keep a copy for your records.

Tenancy Details

Property Address:	1 Smith Street, Melbourne, VIC 3000
Inspecting Agent:	Ivonne Di Perna
Inspection Date:	Wednesday 20/11/2019
Tenancy Start Date:	Friday 29/11/2019
Tenant/s:	Maxwell Smart
Report Return Date:	

Agent section					Tenant section	
Each item has been given a column description of 'clean', 'undamaged', 'working'. Tick each column that applies to the item and make any necessary comments.					If you disagree with the agent's report of an item, make a comment in this section. You should also note anything which seems unsafe or may be an injury risk.	
Entrance Hall	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>	Tenant Agrees	Tenant comments
Doors	✓	✓	✓	Scuffing & surface marks Hooks. Door stop (3 photos, page 6)		
Walls	✓	✓		No major marks (9 photos, page 6)		
Skirting Boards	✓	✓				
Windows/screens	✓	✓	✓	No cracks to glass (4 photos, page 7)		
Blinds/curtains	✓	✓	✓	Metallic slimline Venetian blinds, cords & wand intact		
Ceiling	✓	✓				
Light fittings	✓	✓	✓	Globes have not been tested, power not connected on day of inspection. Please confirm once power is connected. (3 photos, page 7)		
Floor coverings	✓	✓		Laminate flooring, no major marks or damage Carpets dry cleaned, very good overall. (7 photos, page 7)		
Lounge room	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>	Tenant Agrees	Tenant comments
Doors	✓	✓	✓	Glass sliding, lock intact (3 photos, page 8)		
Walls	✓	✗		No major marks, light scuffing. Hooks (5 photos, page 8)		
Skirting boards	✓	✓				
Built in cupboard	✓	✓		Switchboard inside (4 photos, page 8)		
Blinds/curtains	✓	✓	✓	Double hung Holland blinds, cords intact, few surface marks on lighter blind. (4 photos, page 9)		
Ceiling	✓	✓				
Light fittings	✓	✓	✓	Globes have not been tested, power not connected on day of inspection. Please confirm once power is connected. (1 photo, page 9)		
Floor coverings	✓	✗		Laminate flooring, no major marks. Boards lifting slightly at some of the joins. (6 photos, page 9)		
TV/power points	✓	✓	✓			
Heating/Cooling	✓	✓	✓	Daikin reverse-cycle air conditioner. Remote control mounted to wall (3 photos, page 10)		
Kitchen/Meals	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>	Tenant Agrees	Tenant comments
Walls	✓	✓		No major marks, light scuffing. (1 photo, page 10)		
Skirting boards	✓	✓				
Windows/screens	✓	✓	✓	No cracks to glass (1 photo, page 10)		
Blinds/curtains	✓	✓	✓	Double hung Holland blinds, cords intact, few surface marks on lighter blind. (1 photo, page 10)		
Ceiling	✓	✓				
Light fittings	✓	✓	✓	Globes have not been tested, power not connected on day of inspection. Please confirm once power is connected. (4 photos, page 10)		
Floor coverings	✓	✗		Laminate flooring, no major marks. Boards lifting slightly at some of the joins. (3 photos, page 10)		
Power points	✓	✓	✓			
Cupboards/drawers	✓	✓	✓	Shelves some light scuffing, general wear & tear. (13 photos, page 11)		
Bench tops	✓	✓	✓	Granite intact (8 photos, page 12)		
Sink/taps	✓	✓	✓	Stainless steel strainer x 2 (4 photos, page 13)		
Stove top	✓	✓	✓	AEG. stainless steel with no major marks. Silicone surrounding slightly discoloured. (5 photos, page 13)		
Oven	✓	✓	✓	AEG. 2 racks. 2 trays (4 photos, page 13)		

Range hood	✓	✓	✓	(1 photo, page 14)		
Dishwasher	✓	✗	✓	Asko. Small dent in door. (3 photos, page 14)		
Bedroom 1	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>	Tenant Agrees	Tenant comments
Doors	✓	✓	✓	Light surface marks, hooks (4 photos, page 14)		
Walls	✓	✓		No major marks, light scuffing. (5 photos, page 14)		
Skirting boards	✓	✓		Door stop (1 photo, page 15)		
Wardrobe/drawers	✓	✓	✓	(3 photos, page 15)		
Windows/screens	✓	✓	✓	No cracks to glass (2 photos, page 15)		
Blinds/curtains	✓	✓	✓	Double hung Holland blinds, cords intact, few surface marks on lighter blind. (2 photos, page 15)		
Ceiling	✓	✓				
Light fittings	✓	✓	✓	Globes have not been tested, power not connected on day of inspection. Please confirm once power is connected. (1 photo, page 16)		
Floor coverings	✓	✓		Carpets dry cleaned, very good overall. (4 photos, page 16)		
Power points	✓	✓	✓			
Heating/Cooling	✓	✓	✓	Daikin reverse-cycle air conditioner. Remote control mounted to wall (3 photos, page 16)		
Bedroom 2	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>	Tenant Agrees	Tenant comments
Doors	✓	✓	✓	Light surface marks. fair wear and tear to corner. (4 photos, page 16)		
Walls	✓	✓		No major marks, light scuffing. Screws. (3 photos, page 17)		
Skirting boards	✓	✓		Door stop (1 photo, page 17)		
Wardrobe/drawers	✓	✓	✓	(7 photos, page 17)		
Windows/screens	✓	✓	✓	No cracks to glass (2 photos, page 17)		
Blinds/curtains	✓	✓	✓	Double hung Holland blinds, cords intact. (2 photos, page 18)		
Ceiling	✓	✓				
Light fittings	✓	✓	✓	Globes have not been tested, power not connected on day of inspection. Please confirm once power is connected. (1 photo, page 18)		
Floor coverings	✓	✓		Carpets dry cleaned, very good overall. (4 photos, page 18)		
Power points	✓	✓	✓			
Heating/Cooling	✓	✓	✓	Daikin reverse-cycle air conditioner. Remote control mounted to wall (2 photos, page 18)		
Main Bathroom	Cln	Udg	Wkg	Agent comments <small>Cln = Clean, Udg = Undamaged, Wkg = Working</small>	Tenant Agrees	Tenant comments
Doors	✓	✓	✓	no marks or damage (2 photos, page 18)		
Walls	✓	✓		Tiled, grout clean (1 photo, page 19)		
Ceiling	✓	✓				
Light fittings	✓	✓	✓	Globes have not been tested, power not connected on day of inspection. Please confirm once power is connected. (1 photo, page 19)		
Floor coverings	✓	✓		Tiled, grout clean (3 photos, page 19)		
Power points	✓	✓	✓			
Bath/taps	✓	✓	✓	No chips to enamel. (6 photos, page 19)		
Shower/screen/taps	✓	✓	✓	Fixed pane, no cracks (4 photos, page 19)		
Wash basin/taps	✓	✓	✓	No chips to enamel. Built in stainless steel plug (4 photos, page 20)		
Mirror/cabinet	✓	✓	✓	(4 photos, page 20)		
Towel rails	✓	✓	✓	(2 photos, page 21)		
Toilet	✓	✓	✓	Cistern in wall (4 photos, page 21)		

Exhaust fan/heating	✓	✓	✓	Globes have not been tested, power not connected on day of inspection. Please confirm once power is connected. (1 photo, page 21)		
Laundry	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant Agrees	Tenant comments
Doors	✓	✓	✓	Bi fold, laminate. No major marks (2 photos, page 21)		
Walls	✓	✓		light scuffing, general wear & tear. (2 photos, page 21)		
Ceiling	✓	✓		(1 photo, page 22)		
Light fittings	✓	✓	✓	Globes have not been tested, power not connected on day of inspection. Please confirm once power is connected. (1 photo, page 22)		
Floor coverings	✓	✓		Tiles intact, some discolouration to grout (3 photos, page 22)		
Power points	✓	✓	✓			
Wash trough/taps	✓	✓	✓	Stainless steel some light surface scratches. general wear & tear. (3 photos, page 22)		
Dryer	✓	X	✓	Fisher and Paykel AD55 Crack to plastic door (4 photos, page 22)		
General – Inside	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant Agrees	Tenant comments
Intercom/security phone	✓	✓	✓			
Phone lines/Connections	✓	✓	✓			
Smoke detectors	✓	✓	✓	Noted		
Hot water system	✓	✓	✓	(2 photos, page 23)		
General – Outside	Cln	Udg	Wkg	Agent comments <i>Cln = Clean, Udg = Undamaged, Wkg = Working</i>	Tenant Agrees	Tenant comments
Balcony/porch	✓	✓	✓	Awning shade. Operating wand stored in hallway cupboard (7 photos, page 23)		
Garage/car port	✓	✓	✓	Space 22 on title Remote control provided (1 photo, page 24)		
Street no./letterbox	✓	✓	✓	(1 photo, page 24)		
Bins	✓	✓	✓	Communal		

Agent Inspection Photos (210 photos)

Entrance Hall: Doors (photo 2 of 3)



Entrance Hall: Doors (photo 3 of 3)



Entrance Hall: Walls (photo 1 of 9)



Entrance Hall: Walls (photo 2 of 9)



Entrance Hall: Walls (photo 3 of 9)



Entrance Hall: Walls (photo 4 of 9)



Entrance Hall: Walls (photo 5 of 9)



Entrance Hall: Walls (photo 6 of 9)



Entrance Hall: Walls (photo 7 of 9)



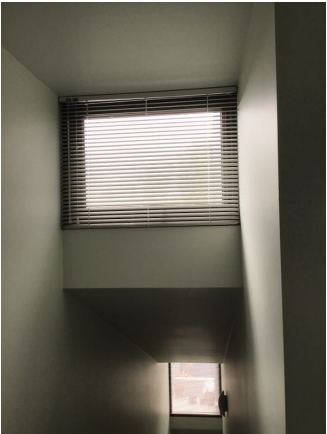
Entrance Hall: Walls (photo 8 of 9)



Entrance Hall: Walls (photo 9 of 9)



Entrance Hall: Windows/screens (photo 1 of 4)



Entrance Hall: Windows/screens (photo 2 of 4)



Entrance Hall: Windows/screens (photo 3 of 4)



Entrance Hall: Windows/screens (photo 4 of 4)



Entrance Hall: Light fittings (photo 1 of 3)



Entrance Hall: Light fittings (photo 2 of 3)



Entrance Hall: Light fittings (photo 3 of 3)



Entrance Hall: Floor coverings (photo 1 of 7)



Entrance Hall: Floor coverings (photo 2 of 7)



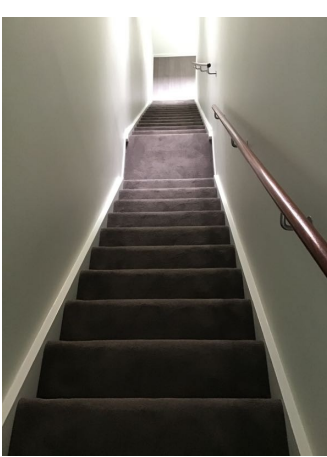
Entrance Hall: Floor coverings (photo 3 of 7)



Entrance Hall: Floor coverings (photo 4 of 7)



Entrance Hall: Floor coverings (photo 5 of 7)



Entrance Hall: Floor coverings (photo 6 of 7)



Entrance Hall: Floor coverings (photo 7 of 7)



Lounge room: Doors (photo 1 of 3)



Lounge room: Doors (photo 2 of 3)



Lounge room: Doors (photo 3 of 3)



Lounge room: Walls (photo 1 of 5)



Lounge room: Walls (photo 2 of 5)



Lounge room: Walls (photo 3 of 5)



Lounge room: Walls (photo 4 of 5)



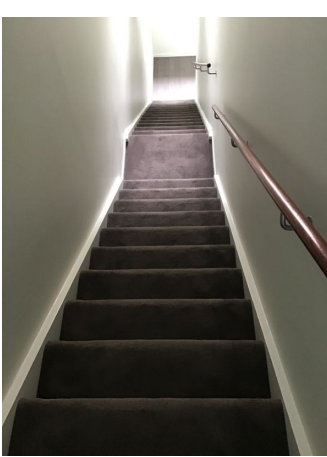
Lounge room: Walls (photo 5 of 5)



Lounge room: Built in cupboard (photo 1 of 4)



Lounge room: Built in cupboard (photo 2 of 4)



Lounge room: Built in cupboard (photo 3 of 4)



Lounge room: Built in cupboard (photo 4 of 4)



Lounge room: Blinds/curtains (photo 1 of 4)



Lounge room: Blinds/curtains (photo 2 of 4)



Lounge room: Blinds/curtains (photo 3 of 4)



Lounge room: Blinds/curtains (photo 4 of 4)



Lounge room: Light fittings



Lounge room: Floor coverings (photo 1 of 6)



Lounge room: Floor coverings (photo 2 of 6)



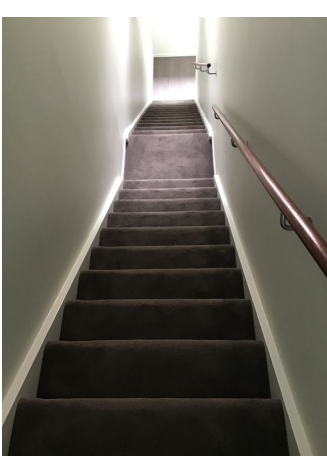
Lounge room: Floor coverings (photo 3 of 6)



Lounge room: Floor coverings (photo 4 of 6)



Lounge room: Floor coverings (photo 5 of 6)



Lounge room: Floor coverings (photo 6 of 6)



Lounge room: Heating/Cooling (photo 1 of 3)



Lounge room: Heating/Cooling (photo 2 of 3)



Lounge room: Heating/Cooling (photo 3 of 3)



Kitchen/Meals: Walls



Kitchen/Meals: Windows/screens



Kitchen/Meals: Blinds/curtains



Kitchen/Meals: Light fittings (photo 1 of 4)



Kitchen/Meals: Light fittings (photo 2 of 4)



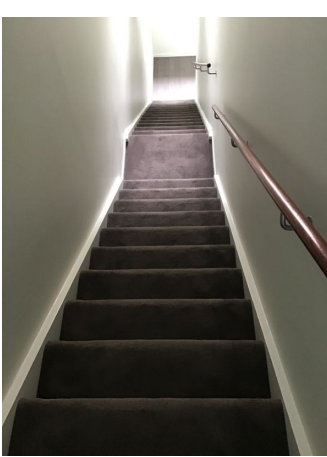
Kitchen/Meals: Light fittings (photo 3 of 4)



Kitchen/Meals: Light fittings (photo 4 of 4)



Kitchen/Meals: Floor coverings (photo 1 of 3)



Kitchen/Meals: Floor coverings (photo 2 of 3)



Kitchen/Meals: Floor coverings (photo 3 of 3)



Kitchen/Meals: Cupboards/drawers (photo 1 of 13)



Kitchen/Meals: Cupboards/drawers (photo 2 of 13)



Kitchen/Meals: Cupboards/drawers (photo 3 of 13)



Kitchen/Meals: Cupboards/drawers (photo 4 of 13)



Kitchen/Meals: Cupboards/drawers (photo 5 of 13)



Kitchen/Meals: Cupboards/drawers (photo 6 of 13)



Kitchen/Meals: Cupboards/drawers (photo 7 of 13)



Kitchen/Meals: Cupboards/drawers (photo 8 of 13)



Kitchen/Meals: Cupboards/drawers (photo 9 of 13)



Kitchen/Meals: Cupboards/drawers (photo 10 of 13)



Kitchen/Meals: Cupboards/drawers (photo 11 of 13)



Kitchen/Meals: Cupboards/drawers (photo 12 of 13)



Kitchen/Meals: Cupboards/drawers (photo 13 of 13)



Kitchen/Meals: Bench tops (photo 1 of 8)



Kitchen/Meals: Bench tops (photo 2 of 8)



Kitchen/Meals: Bench tops (photo 3 of 8)



Kitchen/Meals: Bench tops (photo 4 of 8)



Kitchen/Meals: Bench tops (photo 5 of 8)



Kitchen/Meals: Bench tops (photo 6 of 8)



Kitchen/Meals: Bench tops (photo 7 of 8)



Kitchen/Meals: Bench tops (photo 8 of 8)



Kitchen/Meals: Sink/taps (photo 1 of 4)



Kitchen/Meals: Sink/taps (photo 2 of 4)



Kitchen/Meals: Sink/taps (photo 3 of 4)



Kitchen/Meals: Sink/taps (photo 4 of 4)



Kitchen/Meals: Stove top (photo 1 of 5)



Kitchen/Meals: Stove top (photo 2 of 5)



Kitchen/Meals: Stove top (photo 3 of 5)



Kitchen/Meals: Stove top (photo 4 of 5)



Kitchen/Meals: Stove top (photo 5 of 5)



Kitchen/Meals: Oven (photo 1 of 4)



Kitchen/Meals: Oven (photo 2 of 4)



Kitchen/Meals: Oven (photo 3 of 4)



Kitchen/Meals: Oven (photo 4 of 4)



Kitchen/Meals: Range hood



Kitchen/Meals: Dishwasher (photo 1 of 3)



Kitchen/Meals: Dishwasher (photo 2 of 3)



Kitchen/Meals: Dishwasher (photo 3 of 3)



Bedroom 1: Doors (photo 1 of 4)



Bedroom 1: Doors (photo 2 of 4)



Bedroom 1: Doors (photo 3 of 4)



Bedroom 1: Doors (photo 4 of 4)



Bedroom 1: Walls (photo 1 of 5)



Bedroom 1: Walls (photo 2 of 5)



Bedroom 1: Walls (photo 3 of 5)



Bedroom 1: Walls (photo 4 of 5)



Bedroom 1: Walls (photo 5 of 5)



Bedroom 1: Skirting boards



Bedroom 1: Wardrobe/drawers (photo 1 of 3)



Bedroom 1: Wardrobe/drawers (photo 2 of 3)



Bedroom 1: Wardrobe/drawers (photo 3 of 3)



Bedroom 1: Windows/screens (photo 1 of 2)



Bedroom 1: Windows/screens (photo 2 of 2)



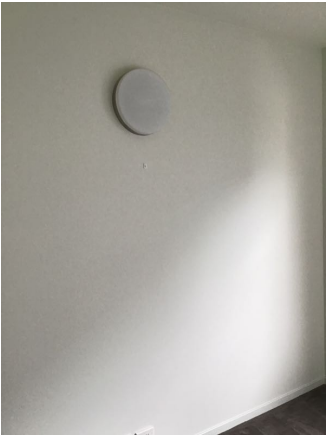
Bedroom 1: Blinds/curtains (photo 1 of 2)



Bedroom 1: Blinds/curtains (photo 2 of 2)



Bedroom 1: Light fittings



Bedroom 1: Floor coverings (photo 1 of 4)



Bedroom 1: Floor coverings (photo 2 of 4)



Bedroom 1: Floor coverings (photo 3 of 4)



Bedroom 1: Floor coverings (photo 4 of 4)



Bedroom 1: Heating/Cooling (photo 1 of 3)



Bedroom 1: Heating/Cooling (photo 2 of 3)



Bedroom 1: Heating/Cooling (photo 3 of 3)



Bedroom 2: Doors (photo 1 of 4)



Bedroom 2: Doors (photo 2 of 4)



Bedroom 2: Doors (photo 3 of 4)



Bedroom 2: Doors (photo 4 of 4)



Bedroom 2: Walls (photo 1 of 3)



Bedroom 2: Walls (photo 2 of 3)



Bedroom 2: Walls (photo 3 of 3)



Bedroom 2: Skirting boards



Bedroom 2: Wardrobe/drawers (photo 1 of 7)



Bedroom 2: Wardrobe/drawers (photo 2 of 7)



Bedroom 2: Wardrobe/drawers (photo 3 of 7)



Bedroom 2: Wardrobe/drawers (photo 4 of 7)



Bedroom 2: Wardrobe/drawers (photo 5 of 7)



Bedroom 2: Wardrobe/drawers (photo 6 of 7)



Bedroom 2: Wardrobe/drawers (photo 7 of 7)



Bedroom 2: Windows/screens (photo 1 of 2)



Bedroom 2: Windows/screens (photo 2 of 2)



Bedroom 2: Blinds/curtains (photo 1 of 2)



Bedroom 2: Blinds/curtains (photo 2 of 2)



Bedroom 2: Light fittings



Bedroom 2: Floor coverings (photo 1 of 4)



Bedroom 2: Floor coverings (photo 2 of 4)



Bedroom 2: Floor coverings (photo 3 of 4)



Bedroom 2: Floor coverings (photo 4 of 4)



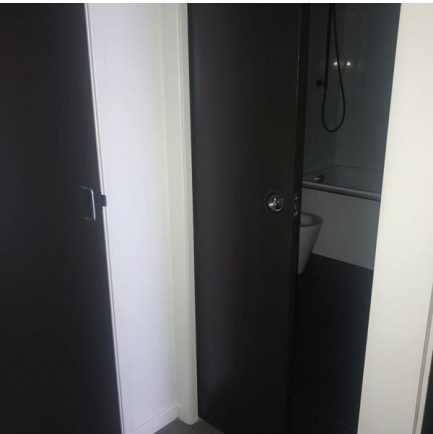
Bedroom 2: Heating/Cooling (photo 1 of 2)



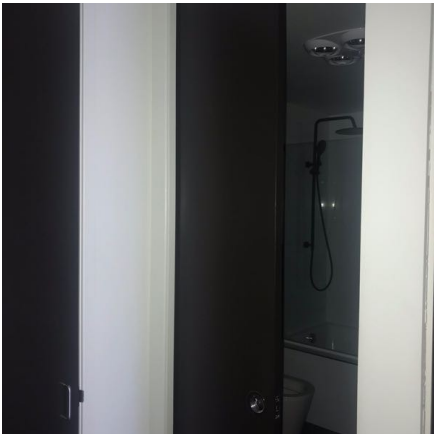
Bedroom 2: Heating/Cooling (photo 2 of 2)



Main Bathroom: Doors (photo 1 of 2)



Main Bathroom: Doors (photo 2 of 2)



Main Bathroom: Walls



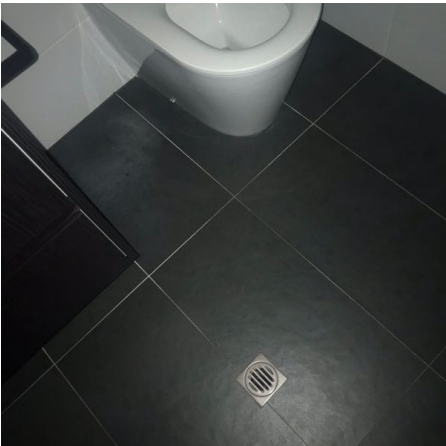
Main Bathroom: Light fittings



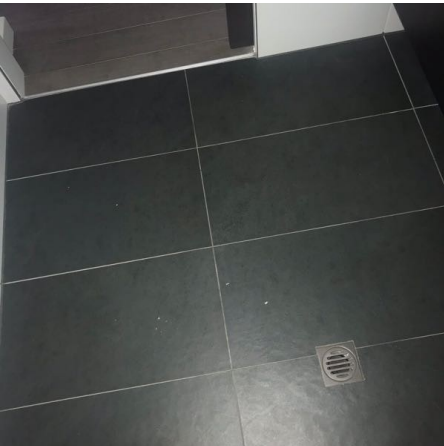
Main Bathroom: Floor coverings (photo 1 of 3)



Main Bathroom: Floor coverings (photo 2 of 3)



Main Bathroom: Floor coverings (photo 3 of 3)



Main Bathroom: Bath/taps (photo 1 of 6)



Main Bathroom: Bath/taps (photo 2 of 6)



Main Bathroom: Bath/taps (photo 3 of 6)



Main Bathroom: Bath/taps (photo 4 of 6)



Main Bathroom: Bath/taps (photo 5 of 6)



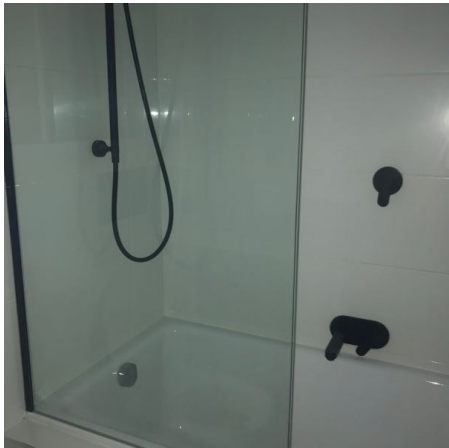
Main Bathroom: Bath/taps (photo 6 of 6)



Main Bathroom: Shower/screen/taps (photo 1 of 4)



Main Bathroom: Shower/screen/taps (photo 2 of 4)



Main Bathroom: Shower/screen/taps (photo 3 of 4)



Main Bathroom: Shower/screen/taps (photo 4 of 4)



Main Bathroom: Wash basin/taps (photo 1 of 4)



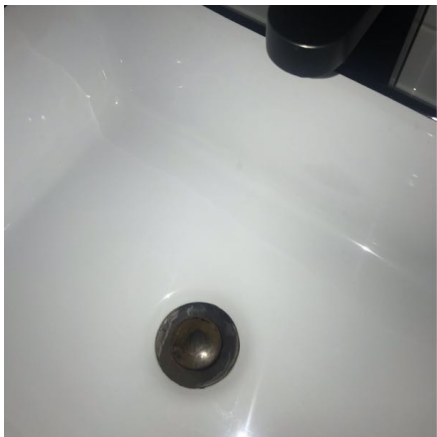
Main Bathroom: Wash basin/taps (photo 2 of 4)



Main Bathroom: Wash basin/taps (photo 3 of 4)



Main Bathroom: Wash basin/taps (photo 4 of 4)



Main Bathroom: Mirror/cabinet (photo 1 of 4)



Main Bathroom: Mirror/cabinet (photo 3 of 4)



Main Bathroom: Mirror/cabinet (photo 4 of 4)



Main Bathroom: Towel rails (photo 1 of 2)



Main Bathroom: Towel rails (photo 2 of 2)



Main Bathroom: Toilet (photo 1 of 4)



Main Bathroom: Toilet (photo 2 of 4)



Main Bathroom: Toilet (photo 3 of 4)



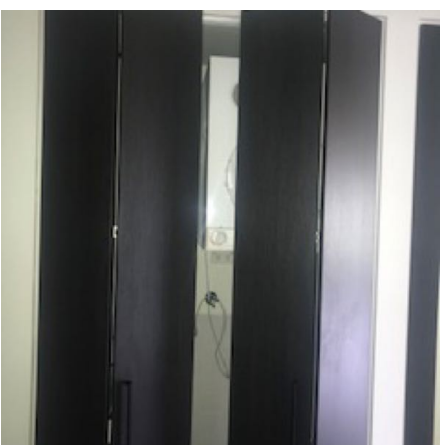
Main Bathroom: Toilet (photo 4 of 4)



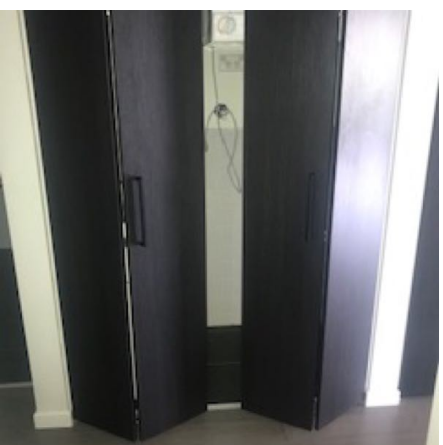
Main Bathroom: Exhaust fan/heating



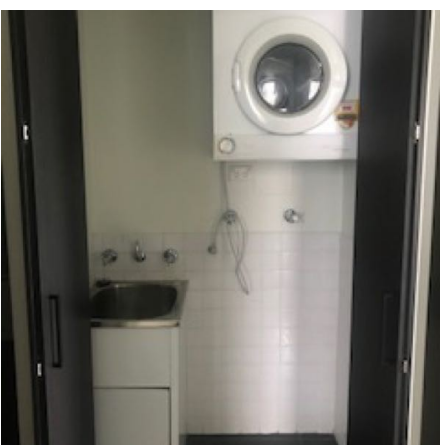
Laundry: Doors (photo 1 of 2)



Laundry: Doors (photo 2 of 2)



Laundry: Walls (photo 1 of 2)



Laundry: Walls (photo 2 of 2)



Laundry: Ceiling



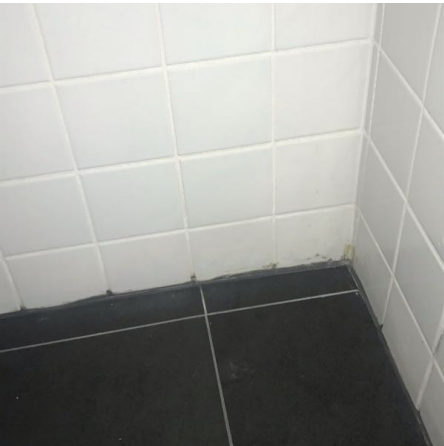
Laundry: Light fittings



Laundry: Floor coverings (photo 1 of 3)



Laundry: Floor coverings (photo 2 of 3)



Laundry: Floor coverings (photo 3 of 3)



Laundry: Wash trough/taps (photo 1 of 3)



Laundry: Wash trough/taps (photo 2 of 3)



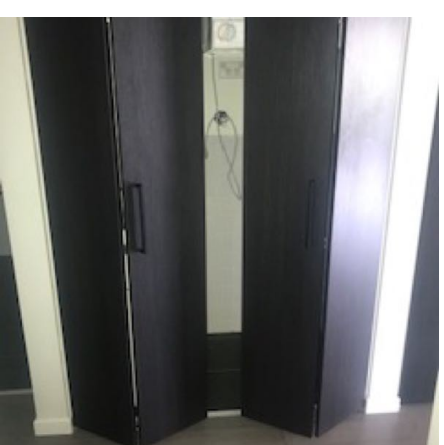
Laundry: Wash trough/taps (photo 3 of 3)



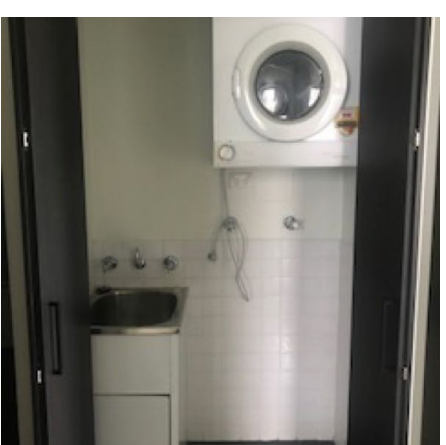
Laundry: Dryer (photo 1 of 4)



Laundry: Dryer (photo 2 of 4)



Laundry: Dryer (photo 3 of 4)



Laundry: Dryer (photo 4 of 4)



General - Inside: Hot water system (photo 1 of 2)



General - Inside: Hot water system (photo 2 of 2)



General - Outside: Balcony/porch (photo 1 of 7)



General - Outside: Balcony/porch (photo 2 of 7)



General - Outside: Balcony/porch (photo 3 of 7)



General - Outside: Balcony/porch (photo 4 of 7)



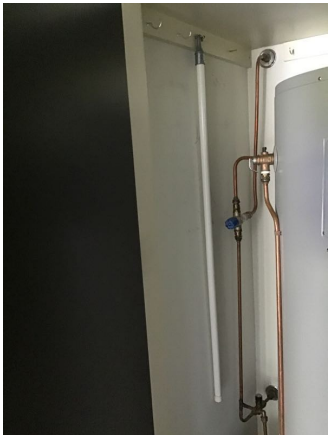
General - Outside: Balcony/porch (photo 5 of 7)



General - Outside: Balcony/porch (photo 6 of 7)



General - Outside: Balcony/porch (photo 7 of 7)



General - Outside: Garage/car port



General - Outside: Street no./letterbox



Entry Report Additional comments

Agent Signature at the START of the Tenancy

Print Name: Ivonne Di Perna

Signature:



Date:

Wednesday 20/11/2019

Tenant's Acknowledgement & Signature

I/we have received and read the Condition Report for the above property and understand that it must be returned within 3 business days.

Tenant 1

Print Name:

Maxwell Smart

Signature:

Date:

/ /

Tenant 2

Print Name:

Signature:

Date:

/ /

DISCLAIMER:

This tenancy inspection report is a visual one carried out by us to assess the manner in which the tenant is maintaining your property. As your property manager, our role is to manage the tenancy; we are not qualified to assess the structural aspects of areas including but not limited to staircases, decking and balconies orto ensure that plumbing, electrical or gas fixtures or fittings, glass windows, doors and balustrades, smoke alarms, asbestos, swimming pool safety barriers (and associated fittings) comply and operate in accordance with applicable building/council codes and/or laws and regulations. The inspection does not include the moving of furniture, lifting of floor coverings, inspecting the interiors of roof spaces, under flooring, inside of cupboards, tenants goods or other belongings. It is recommended that all landlords have regular inspections carried out by suitably qualified, licensed and insured contractors and experts in the appropriate areas when necessary. It is also recommended that all landlords hold adequate insurance, including landlords insurance. To comply with legislation we also recommend landlords outsource the management of smoke alarms to reduce the risk and liability in case of a house fire.

Property Address: 1 Smith Street, Melbourne, VIC 3000

Entry Condition Report

Tenant's Initial(s):

Date 25 / 27



**PROPERTY
MANAGERS
MELB.**

A WISE REAL ESTATE ADVICE COMPANY

Property Managers Melb Pty.Ltd.

Level 27, 101 Collins Street
Melbourne VIC 3000

T: 1300 009 473

E: info@pmmelb.com.au

Keys Supplied to Tenants

1 Smith Street, Melbourne, VIC 3000



Tenant's Acknowledgement

1. I/we hereby agree that I/we have been supplied with the above keys/remote(s).
2. All keys/remote(s) must be returned to office upon vacating the premises and if we do not return any items a locksmith will be engaged at my/our cost.
3. Rent will be charged until all keys/remote(s) are returned to the office at the end of the tenancy.
4. Receipt of email containing link to paperless condition report to be completed electronically.
5. I understand that the email link to the paperless condition report will expire after 3 business days.
6. Receipt of the tenancy agreement.
7. Receipt of "Renting a Home - A Guide for Tenants"

Tenant 1
Print Name:

Maxwell Smart

Signature:

Date:

/ /

Tenant 2
Print Name:

Signature:

Date:

/ /