



TEXAS ASSOCIATION OF REALTORS®  
**RESIDENTIAL LEASE INVENTORY AND CONDITION FORM**

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**INVENTORY AND CONDITION FORM CONCERNING THE PROPERTY AT \_\_\_\_\_**

**Complete the move-in section of this form and return it to your Landlord within the time required by your lease. All items are presumed to be in good condition unless noted otherwise. Test all locks, window latches, smoke alarms, and equipment. This form is not a repair request. Submit all requests for repairs separately in accordance with your lease. The Landlord may also use this form upon move-out. Keep a copy for your records. Note any defects in the items listed below.**

| <u>A. Exterior Items</u>   | <u>Move-In Comments</u>   | <u>Landlord's Move-Out Comments</u> |
|--|---|-------------------------------------|
| Mailbox  | _____   | _____                               |
| Fences & Gates   | _____   | _____                               |
| Pool/Spa & Equip.  | _____   | _____                               |
| Lawn, Trees & Shrubs   | _____   | _____                               |
| Undgrd. Lawn Sprinkler   | _____   | _____                               |
| Exterior Faucets   | _____   | _____                               |
| Roof & Gutters   | _____   | _____                               |
| Siding & Paint   | _____   | _____                               |
| Driveway   | _____   | _____                               |
| Front Door   | _____   | _____                               |
| Door Knob & Lock   | _____   | _____                               |
| Light/Bulb   | _____   | _____                               |
| Door Bell  | _____   | _____                               |
| Back Door  | _____   | _____                               |
| Door Knob & Lock   | _____   | _____                               |
| Light/Bulb   | _____   | _____                               |
| Patio or Deck  | _____   | _____                               |
| Patio Door   | _____   | _____                               |
| Door Knob & Lock   | _____   | _____                               |
| Light/Bulb   | _____   | _____                               |
| Other  | _____   | _____                               |
| Water Shut-Off Valve Located? <input type="checkbox"/> yes <input type="checkbox"/> no | Electrical Breakers Located? <input type="checkbox"/> yes <input type="checkbox"/> no |                                     |

| <u>B. Garage</u>       | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|------------------------|-------------------------|-------------------------------------|
| Ceilings & Walls       | _____                   | _____                               |
| Floor                  | _____                   | _____                               |
| Auto Door Opener       | _____                   | _____                               |
| Safety Reversal        | _____                   | _____                               |
| Remotes                | _____                   | _____                               |
| Garage Doors           | _____                   | _____                               |
| Exterior Doors & Stops | _____                   | _____                               |
| Storage Room           | _____                   | _____                               |
| Other                  | _____                   | _____                               |

| <u>C. Entry</u>    | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|--------------------|-------------------------|-------------------------------------|
| Ceiling & Walls    | _____                   | _____                               |
| Paint & Wallpaper  | _____                   | _____                               |
| Doors & Door Stops | _____                   | _____                               |

(TAR-2006) 1-1-12      Tenants: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ & Landlord or Landlord's Representative: \_\_\_\_\_, \_\_\_\_\_      Page 1 of 6

|                       | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|-----------------------|-------------------------|-------------------------------------|
| Door Locks & Knobs    | _____                   | _____                               |
| Flooring              | _____                   | _____                               |
| Light Fixtures        | _____                   | _____                               |
| Windows & Screens     | _____                   | _____                               |
| Window Latches        | _____                   | _____                               |
| Plugs & Switches      | _____                   | _____                               |
| Closet Shelves & Rods | _____                   | _____                               |
| Other                 | _____                   | _____                               |

D. Living Room

|                        | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|------------------------|-------------------------|-------------------------------------|
| Ceiling & Walls        | _____                   | _____                               |
| Paint & Wallpaper      | _____                   | _____                               |
| Doors & Door Stops     | _____                   | _____                               |
| Door Locks & Knobs     | _____                   | _____                               |
| Flooring               | _____                   | _____                               |
| Lights & Ceiling Fans  | _____                   | _____                               |
| Windows & Screens      | _____                   | _____                               |
| Window Latches         | _____                   | _____                               |
| Drapes/Blinds/Shutters | _____                   | _____                               |
| Plugs & Switches       | _____                   | _____                               |
| Cabinets               | _____                   | _____                               |
| Fireplace              | _____                   | _____                               |
| Other                  | _____                   | _____                               |

E. Dining Room

|                        | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|------------------------|-------------------------|-------------------------------------|
| Ceiling & Walls        | _____                   | _____                               |
| Paint & Wallpaper      | _____                   | _____                               |
| Doors & Door Stops     | _____                   | _____                               |
| Door Locks & Knobs     | _____                   | _____                               |
| Flooring               | _____                   | _____                               |
| Lights & Ceiling Fans  | _____                   | _____                               |
| Windows & Screens      | _____                   | _____                               |
| Window Latches         | _____                   | _____                               |
| Drapes/Blinds/Shutters | _____                   | _____                               |
| Plugs & Switches       | _____                   | _____                               |
| Cabinets               | _____                   | _____                               |
| Other                  | _____                   | _____                               |

F. Kitchen & Breakfast

|                        | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|------------------------|-------------------------|-------------------------------------|
| Ceiling & Walls        | _____                   | _____                               |
| Paint & Wallpaper      | _____                   | _____                               |
| Doors & Door Stops     | _____                   | _____                               |
| Door Locks & Knobs     | _____                   | _____                               |
| Flooring               | _____                   | _____                               |
| Lights & Ceiling Fans  | _____                   | _____                               |
| Windows & Screens      | _____                   | _____                               |
| Window Latches         | _____                   | _____                               |
| Drapes/Blinds/Shutters | _____                   | _____                               |
| Plugs & Switches       | _____                   | _____                               |
| Pantry & Shelves       | _____                   | _____                               |
| Cabinets & Handles     | _____                   | _____                               |
| Drawers & Handles      | _____                   | _____                               |
| Countertops            | _____                   | _____                               |
| Range/Cooktop          | _____                   | _____                               |

|                    | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|--------------------|-------------------------|-------------------------------------|
| Microwave          | _____                   | _____                               |
| Dishwasher         | _____                   | _____                               |
| Oven               | _____                   | _____                               |
| Racks & Knobs      | _____                   | _____                               |
| Broiler & Pan      | _____                   | _____                               |
| Light Cover & Bulb | _____                   | _____                               |
| Vent Hood          | _____                   | _____                               |
| Light & Fan        | _____                   | _____                               |
| Filter             | _____                   | _____                               |
| Garbage Disposer   | _____                   | _____                               |
| Sink & Faucet      | _____                   | _____                               |
| Refrigerator       | _____                   | _____                               |
| Shelves & Drawers  | _____                   | _____                               |
| Light Cover & Bulb | _____                   | _____                               |
| Other              | _____                   | _____                               |

| <u>G. Halls</u>       | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|-----------------------|-------------------------|-------------------------------------|
| Ceiling & Walls       | _____                   | _____                               |
| Paint & Wallpaper     | _____                   | _____                               |
| Doors & Door Stops    | _____                   | _____                               |
| Door Locks & Knobs    | _____                   | _____                               |
| Flooring              | _____                   | _____                               |
| Light Fixtures        | _____                   | _____                               |
| Plugs & Switches      | _____                   | _____                               |
| Closet Shelves & Rods | _____                   | _____                               |
| Cabinets              | _____                   | _____                               |
| Other                 | _____                   | _____                               |

| <u>H. Family Room</u>  | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|------------------------|-------------------------|-------------------------------------|
| Ceiling & Walls        | _____                   | _____                               |
| Paint & Wallpaper      | _____                   | _____                               |
| Doors & Door Stops     | _____                   | _____                               |
| Door Locks & Knobs     | _____                   | _____                               |
| Flooring               | _____                   | _____                               |
| Lights & Ceiling Fans  | _____                   | _____                               |
| Windows & Screens      | _____                   | _____                               |
| Window Latches         | _____                   | _____                               |
| Drapes/Blinds/Shutters | _____                   | _____                               |
| Plugs & Switches       | _____                   | _____                               |
| Closet Shelves & Rods  | _____                   | _____                               |
| Cabinets               | _____                   | _____                               |
| Fireplace/Logs/Equip.  | _____                   | _____                               |
| Other                  | _____                   | _____                               |

| <u>I. Master Bedroom (1)</u> | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|------------------------------|-------------------------|-------------------------------------|
| Ceiling & Walls              | _____                   | _____                               |
| Paint & Wallpaper            | _____                   | _____                               |
| Doors & Door Stops           | _____                   | _____                               |
| Door Locks & Knobs           | _____                   | _____                               |
| Flooring                     | _____                   | _____                               |
| Lights & Ceiling Fans        | _____                   | _____                               |
| Windows & Screens            | _____                   | _____                               |
| Window Latches               | _____                   | _____                               |
| Drapes/Blinds/Shutters       | _____                   | _____                               |

|                       | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|-----------------------|-------------------------|-------------------------------------|
| Plugs & Switches      | _____                   | _____                               |
| Closet Shelves & Rods | _____                   | _____                               |
| Cabinets              | _____                   | _____                               |
| Other                 | _____                   | _____                               |

| J. <u>Master Bathroom (1)</u> | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|-------------------------------|-------------------------|-------------------------------------|
| Ceiling & Walls               | _____                   | _____                               |
| Paint & Wallpaper             | _____                   | _____                               |
| Doors/Locks/Knobs/Stops       | _____                   | _____                               |
| Flooring                      | _____                   | _____                               |
| Lights & Fans                 | _____                   | _____                               |
| Windows & Screens             | _____                   | _____                               |
| Window Latches                | _____                   | _____                               |
| Drapes/Blinds/Shutters        | _____                   | _____                               |
| Plugs & Switches              | _____                   | _____                               |
| Closet Shelves & Rods         | _____                   | _____                               |
| Cabinets & Handles            | _____                   | _____                               |
| Countertops                   | _____                   | _____                               |
| Sinks & Faucets               | _____                   | _____                               |
| Tub/Shower & Faucets          | _____                   | _____                               |
| Toilet/Lid/Seat/Paper Hldr.   | _____                   | _____                               |
| Heaters & Exhaust Fans        | _____                   | _____                               |
| Towel Fixtures                | _____                   | _____                               |
| Other                         | _____                   | _____                               |

| K. <u>Bedroom (2)</u>  | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|------------------------|-------------------------|-------------------------------------|
| Ceiling & Walls        | _____                   | _____                               |
| Paint & Wallpaper      | _____                   | _____                               |
| Doors & Door Stops     | _____                   | _____                               |
| Door Locks & Knobs     | _____                   | _____                               |
| Flooring               | _____                   | _____                               |
| Lights & Ceiling Fans  | _____                   | _____                               |
| Windows & Screens      | _____                   | _____                               |
| Window Latches         | _____                   | _____                               |
| Drapes/Blinds/Shutters | _____                   | _____                               |
| Plugs & Switches       | _____                   | _____                               |
| Closet Shelves & Rods  | _____                   | _____                               |
| Cabinets               | _____                   | _____                               |
| Other                  | _____                   | _____                               |

| L. <u>Bedroom (3)</u>  | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|------------------------|-------------------------|-------------------------------------|
| Ceiling & Walls        | _____                   | _____                               |
| Paint & Wallpaper      | _____                   | _____                               |
| Doors & Door Stops     | _____                   | _____                               |
| Door Locks & Knobs     | _____                   | _____                               |
| Flooring               | _____                   | _____                               |
| Lights & Ceiling Fans  | _____                   | _____                               |
| Windows & Screens      | _____                   | _____                               |
| Window Latches         | _____                   | _____                               |
| Drapes/Blinds/Shutters | _____                   | _____                               |
| Plugs & Switches       | _____                   | _____                               |
| Closet Shelves & Rods  | _____                   | _____                               |
| Cabinets               | _____                   | _____                               |
| Other                  | _____                   | _____                               |

| M. <u>Bedroom (4)</u>  | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|------------------------|-------------------------|-------------------------------------|
| Ceiling & Walls        | _____                   | _____                               |
| Paint & Wallpaper      | _____                   | _____                               |
| Doors & Door Stops     | _____                   | _____                               |
| Door Locks & Knobs     | _____                   | _____                               |
| Flooring               | _____                   | _____                               |
| Lights & Ceiling Fans  | _____                   | _____                               |
| Windows & Screens      | _____                   | _____                               |
| Window Latches         | _____                   | _____                               |
| Drapes/Blinds/Shutters | _____                   | _____                               |
| Plugs & Switches       | _____                   | _____                               |
| Closet Shelves & Rods  | _____                   | _____                               |
| Cabinets               | _____                   | _____                               |
| Other                  | _____                   | _____                               |

| N. <u>Bathroom (2)</u>      | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|-----------------------------|-------------------------|-------------------------------------|
| Ceiling & Walls             | _____                   | _____                               |
| Paint & Wallpaper           | _____                   | _____                               |
| Doors/Locks/Knobs/Stops     | _____                   | _____                               |
| Flooring                    | _____                   | _____                               |
| Light Fixtures              | _____                   | _____                               |
| Windows & Screens           | _____                   | _____                               |
| Window Latches              | _____                   | _____                               |
| Drapes/Blinds/Shutters      | _____                   | _____                               |
| Plugs & Switches            | _____                   | _____                               |
| Closet Shelves & Rods       | _____                   | _____                               |
| Cabinets & Handles          | _____                   | _____                               |
| Countertops                 | _____                   | _____                               |
| Sinks & Faucets             | _____                   | _____                               |
| Tub/Shower & Faucets        | _____                   | _____                               |
| Toilet/Lid/Seat/Paper Hldr. | _____                   | _____                               |
| Heaters & Exhaust Fans      | _____                   | _____                               |
| Towel Fixtures              | _____                   | _____                               |
| Other                       | _____                   | _____                               |

| O. <u>Bathroom (3)</u>      | <u>Move-In Comments</u> | <u>Landlord's Move-Out Comments</u> |
|-----------------------------|-------------------------|-------------------------------------|
| Ceiling & Walls             | _____                   | _____                               |
| Paint & Wallpaper           | _____                   | _____                               |
| Doors/Locks/Knobs/Stops     | _____                   | _____                               |
| Flooring                    | _____                   | _____                               |
| Light Fixtures              | _____                   | _____                               |
| Windows & Screens           | _____                   | _____                               |
| Window Latches              | _____                   | _____                               |
| Drapes/Blinds/Shutters      | _____                   | _____                               |
| Plugs & Switches            | _____                   | _____                               |
| Closet Shelves & Rods       | _____                   | _____                               |
| Cabinets & Handles          | _____                   | _____                               |
| Countertops                 | _____                   | _____                               |
| Sinks & Faucets             | _____                   | _____                               |
| Tub/Shower & Faucets        | _____                   | _____                               |
| Toilet/Lid/Seat/Paper Hldr. | _____                   | _____                               |
| Heaters & Exhaust Fans      | _____                   | _____                               |
| Towel Fixtures              | _____                   | _____                               |
| Other                       | _____                   | _____                               |

Inventory and Condition Form concerning \_\_\_\_\_

P. Utility Room

Move-In Comments

Landlord's Move-Out Comments

|                       |       |       |
|-----------------------|-------|-------|
| Ceiling & Walls       | _____ | _____ |
| Paint & Wallpaper     | _____ | _____ |
| Doors & Door Stops    | _____ | _____ |
| Door Locks & Knobs    | _____ | _____ |
| Flooring              | _____ | _____ |
| Light Fixtures        | _____ | _____ |
| Plugs & Switches      | _____ | _____ |
| Closet Shelves & Rods | _____ | _____ |
| Cabinets & Handles    | _____ | _____ |
| Countertops           | _____ | _____ |
| Sinks & Faucets       | _____ | _____ |
| Washer & Dryer        | _____ | _____ |
| W & D Connections     | _____ | _____ |
| Other                 | _____ | _____ |

Q. Other

Move-In Comments

Landlord's Move-Out Comments

|                       |       |       |
|-----------------------|-------|-------|
| Central A/C & Heat    | _____ | _____ |
| Filter                | _____ | _____ |
| Thermostat            | _____ | _____ |
| Window A/C Units      | _____ | _____ |
| Space or Wall Heaters | _____ | _____ |
| Water Heater          | _____ | _____ |
| Water Softener        | _____ | _____ |
| Alarm System          | _____ | _____ |
| Central Vacuum        | _____ | _____ |
| Other                 | _____ | _____ |

**Smoke Alarms:** No. of Units: \_\_\_\_\_ Tested?  yes  no Working?  yes  no

**Door Locks on all exterior doors tested?** (including but not limited to patio doors, door from house to garage, front door, and rear doors)  yes  no Working?  yes  no

|                           |                 |                 |                                     |                 |                 |
|---------------------------|-----------------|-----------------|-------------------------------------|-----------------|-----------------|
| R. <u>Number of Keys:</u> | <u>Received</u> | <u>Returned</u> |                                     | <u>Received</u> | <u>Returned</u> |
| Door keys:                | _____           | _____           | Garage Door Remotes:                | _____           | _____           |
| Mailbox keys:             | _____           | _____           | Laundry Room Keys:                  | _____           | _____           |
| Security Cards:           | _____           | _____           | Recreational Facilities Keys/Cards: | _____           | _____           |

**The undersigned acknowledge that the above is an accurate assessment of the condition of the property as of the date signed.**

\_\_\_\_\_  
 Tenant \_\_\_\_\_ Date \_\_\_\_\_  
 Ph: (h) \_\_\_\_\_ (mb) \_\_\_\_\_  
 E-mail: \_\_\_\_\_

\_\_\_\_\_  
 Tenant \_\_\_\_\_ Date \_\_\_\_\_  
 Ph: (h) \_\_\_\_\_ (mb) \_\_\_\_\_  
 E-mail: \_\_\_\_\_

\_\_\_\_\_  
 Tenant \_\_\_\_\_ Date \_\_\_\_\_  
 Ph: (h) \_\_\_\_\_ (mb) \_\_\_\_\_  
 E-mail: \_\_\_\_\_

\_\_\_\_\_  
 Tenant \_\_\_\_\_ Date \_\_\_\_\_  
 Ph: (h) \_\_\_\_\_ (mb) \_\_\_\_\_  
 E-mail: \_\_\_\_\_

*For Landlord's Use: This form was received by Landlord on \_\_\_\_\_ (date)*  
 \_\_\_\_\_ (Landlord's or Manager's signature)



TEXAS ASSOCIATION OF REALTORS®
RESIDENTIAL LEASE GUARANTY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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A. In consideration for Landlord leasing the Property to Tenant, the undersigned Guarantors guarantee the performance of all Tenants under the lease described below.

Landlord(s):
Tenant(s):
Property:
Commencement Date: Expiration Date: Monthly Rent:

B. If any Tenant fails to make any payment under the lease, Guarantors will, upon demand, make such payment to Landlord or Landlord's agent. Payments under the lease include but are not limited to rent, late charges, returned check charges, attorney's fees, repair costs, pet charges, utility charges, reimbursements to Landlord, maintenance charges, charges for property damage, and other costs or charges specified in the lease.

C. This guaranty applies when the lease commences and continues until the lease ends, including any extension or renewal of the lease. The last date on which the renewal of the lease will renew the obligation of Guarantors is. Guarantors understand that Guarantors are liable under any renewal of the lease that occurs on or before that date so long as the renewal involves Landlord and Tenant and the financial obligations of Guarantor are not increased.

D. Guarantors are jointly and severally liable for all provisions of this guaranty.

E. Any person who is a prevailing party in any legal proceeding brought under or related to this guaranty is entitled to recover attorney's fees from the non-prevailing party.

F. Guarantors will will not submit (as Page 2 of this document) an application which authorizes Landlord or Landlord's agent to verify information related to Guarantors' creditworthiness.

G. Special Provisions:

Guarantors may request a copy of the lease from the Tenant or the broker to the lease.

Guarantor's Signature Date
Printed Name

Guarantor's Signature Date
Printed Name

(TAR-2007) 1-1-10

Page 1 of 2



TEXAS ASSOCIATION OF REALTORS®  
**APPLICATION FOR GUARANTOR OF RESIDENTIAL LEASE**

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.  
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This application relates to the following described lease:

Landlord(s): \_\_\_\_\_  
 Tenant(s): \_\_\_\_\_  
 Property: \_\_\_\_\_  
 Commencement Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Monthly Rent: \_\_\_\_\_

(1) Guarantor's name (*first, middle, last*): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 E-mail: \_\_\_\_\_ Home Phone: \_\_\_\_\_  
 Work Phone: \_\_\_\_\_ Mobile/Pager: \_\_\_\_\_  
 Soc. Sec. No.: \_\_\_\_\_ Driver License No.: \_\_\_\_\_ in \_\_\_\_\_ (state)  
 Date of Birth: \_\_\_\_\_ Height: \_\_\_\_\_ Weight: \_\_\_\_\_ Eye Color: \_\_\_\_\_  
 Hair Color: \_\_\_\_\_ Marital Status: \_\_\_\_\_ Citizenship: \_\_\_\_\_ (country)  
 Employer: \_\_\_\_\_  
 Employer's Address: \_\_\_\_\_  
 Supervisor's Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Start Date: \_\_\_\_\_ Gross Monthly Income: \$ \_\_\_\_\_ Position: \_\_\_\_\_

(2) Guarantor's name (*first, middle, last*): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 E-mail: \_\_\_\_\_ Home Phone: \_\_\_\_\_  
 Work Phone: \_\_\_\_\_ Mobile/Pager: \_\_\_\_\_  
 Soc. Sec. No.: \_\_\_\_\_ Driver License No.: \_\_\_\_\_ in \_\_\_\_\_ (state)  
 Date of Birth: \_\_\_\_\_ Height: \_\_\_\_\_ Weight: \_\_\_\_\_ Eye Color: \_\_\_\_\_  
 Hair Color: \_\_\_\_\_ Marital Status: \_\_\_\_\_ Citizenship: \_\_\_\_\_ (country)  
 Employer: \_\_\_\_\_  
 Employer's Address: \_\_\_\_\_  
 Supervisor's Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Start Date: \_\_\_\_\_ Gross Monthly Income: \$ \_\_\_\_\_ Position: \_\_\_\_\_

Guarantors submit the following non-refundable fee(s) for processing and reviewing this application:  
 \$ \_\_\_\_\_ for (1) Guarantor and \$ \_\_\_\_\_ for (2) Guarantor.

**Guarantors authorize Landlord and Landlord's agents to obtain a copy of Guarantors' consumer or credit reports and to verify relevant information related to each Guarantor's creditworthiness from banks, creditors, employers, existing and previous landlords, and other persons.**

Note: Landlord's broker maintains a privacy policy that is available upon request.

\_\_\_\_\_  
 Guarantor's Signature Date

\_\_\_\_\_  
 Guarantor's Signature Date