

# UNIVERSITY COMMONS

PERCY ROAD HOUSING, L.L.C. • 145 WINDWOODS DRIVE • HOPWOOD, PA 15445  
724-438-1449 (OFFICE) • 724-437-1737 (FAX)

## EXHIBIT A

### EXISTING CONDITIONS REPORT

Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

Building No.: \_\_\_\_\_ Apartment No.: \_\_\_\_\_ Bedroom No.: \_\_\_\_\_

E-mail Address: \_\_\_\_\_ Home Phone No.: \_\_\_\_\_

This Report must be completed by the Tenant and returned to the Landlord, as required by your Lease, within three (3) days. It will then become Exhibit "A" to your Lease. Landlord will use this Report, at the end of your Lease, to determine any damages to the Premises, furnishing or appliances, for which you will be responsible. All items listed below will be assumed to be in good condition unless otherwise noted. If any of the items below are missing, please indicate. In addition, if any of the items are damaged or inoperable, please describe under "Condition." If additional space is needed, please use the section at the end of this form.

#### Bedroom

Condition

Bed \_\_\_\_\_  
Desk \_\_\_\_\_  
Desk Chair \_\_\_\_\_  
Dresser \_\_\_\_\_  
Walls \_\_\_\_\_  
Plugs/covers \_\_\_\_\_  
A/C vents \_\_\_\_\_  
Woodwork/baseboards \_\_\_\_\_  
Ceiling \_\_\_\_\_  
Light fixtures/bulbs \_\_\_\_\_  
Floor/carpet \_\_\_\_\_  
Doors, stops, locks \_\_\_\_\_  
Windows, latches, screens \_\_\_\_\_  
Blinds \_\_\_\_\_

#### Living Room

Condition

Entertainment Center \_\_\_\_\_  
Sofa \_\_\_\_\_  
Coffee Table \_\_\_\_\_  
Chair \_\_\_\_\_  
Walls \_\_\_\_\_  
Plugs/covers \_\_\_\_\_  
A/C vents \_\_\_\_\_  
Woodwork/baseboards \_\_\_\_\_  
Ceiling \_\_\_\_\_  
Light fixtures/bulbs \_\_\_\_\_  
Floor/carpet \_\_\_\_\_  
Doors, stops, locks \_\_\_\_\_  
Windows, latches, screens \_\_\_\_\_  
Blinds \_\_\_\_\_

#### Bathroom

Condition

Walls \_\_\_\_\_  
Plugs/covers \_\_\_\_\_  
A/C vents \_\_\_\_\_  
Woodwork/baseboards \_\_\_\_\_  
Ceiling \_\_\_\_\_  
Light fixtures/bulbs \_\_\_\_\_  
Floor/carpet \_\_\_\_\_  
Doors, stops, locks \_\_\_\_\_  
Windows, latches, screens \_\_\_\_\_  
Blinds \_\_\_\_\_  
Exhaust fan \_\_\_\_\_  
Sink, handles, stopper \_\_\_\_\_  
Countertops \_\_\_\_\_  
Mirror \_\_\_\_\_  
Cabinets, drawers, handles \_\_\_\_\_  
Toilet \_\_\_\_\_  
Shower, rods, stopper \_\_\_\_\_  
Tile \_\_\_\_\_

#### Kitchen

Condition

Walls \_\_\_\_\_  
Plugs/cover \_\_\_\_\_  
A/C vents \_\_\_\_\_  
Woodwork/baseboards \_\_\_\_\_  
Ceiling \_\_\_\_\_  
Light fixtures/bulbs \_\_\_\_\_  
Floor/carpet \_\_\_\_\_  
Doors, stops, locks \_\_\_\_\_  
Windows, latches, screens \_\_\_\_\_  
Cabinets, drawers, handles \_\_\_\_\_  
Countertops \_\_\_\_\_  
Stove/Oven \_\_\_\_\_  
Vent hood \_\_\_\_\_  
Refrigerator \_\_\_\_\_  
Microwave \_\_\_\_\_

**Dining Room**

Condition

Dining Table \_\_\_\_\_  
 4 Dining Chairs \_\_\_\_\_  
 Walls \_\_\_\_\_  
 Plugs/covers \_\_\_\_\_  
 A/C vents \_\_\_\_\_  
 Woodwork/baseboards \_\_\_\_\_  
 Ceiling \_\_\_\_\_  
 Light fixtures/bulbs \_\_\_\_\_  
 Floor/carpet \_\_\_\_\_  
 Doors, stops, locks \_\_\_\_\_  
 Blinds \_\_\_\_\_

**General and Safety-related Items**

Condition

Thermostat \_\_\_\_\_  
 Cable TV \_\_\_\_\_  
 Internet Connection \_\_\_\_\_  
 Door handle locks \_\_\_\_\_  
 Keyed deadbolt locks \_\_\_\_\_  
 Porch and Patio lights \_\_\_\_\_  
 Smoke Detectors (DON'T TEST) \_\_\_\_\_  
 Sprinkler System (DON'T TEST) \_\_\_\_\_

**Halls**

Condition

Walls \_\_\_\_\_  
 Plugs/covers \_\_\_\_\_  
 A/C vents \_\_\_\_\_  
 Woodwork/baseboards \_\_\_\_\_  
 Ceiling \_\_\_\_\_  
 Light fixtures/bulbs \_\_\_\_\_  
 Floor/carpet \_\_\_\_\_  
 Doors, stops, locks \_\_\_\_\_  
 Closet, rods, shelves \_\_\_\_\_

Additional Comments:

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**TENANT'S ACKNOWLEDGEMENT**

Tenant acknowledges that the above items are present and in a clean, safe and good-working condition, except as noted above. Tenant also acknowledges that he/she has received a key to the Premises and an original Lease that has been signed by the Landlord, which includes Exhibit B - Rules and Regulations (that has been signed by the Tenant); and, if appropriate, Exhibit C - Guaranty Agreement (that has been signed by Tenant's parents, guardians, or sponsors). Following Landlord's review of this Existing Conditions Report, a copy will be provided to the Tenant for attachment to the Lease as Exhibit A.

Tenant's Signature \_\_\_\_\_ Date \_\_\_\_\_