



**HMS**

Borgartún 21 - 105 Reykjavík  
 hms.is - hms@hms.is - Tel.: 440 6400

**12. Inspection of leased property**

The tenant and the landlord, or their agents, shall inspect the condition of the rented premises, including fire-prevention equipment, at the time the lease is entered into and at the end of the lease period. The findings of the inspection carried out when the lease is entered into must be recorded in a separate inspection section in the lease. An independent inspector shall conduct that inspection if either party so requests, in which case the cost of the inspection shall be divided equally between them. The inspection report shall be used as a basis in the event of a dispute regarding the liability of the tenant to pay compensation when they return the premises to the landlord. For further details, see Chapter XIV of the Rent Act: "Inspection of Rented Premises."

**A. Condition assessment**

Has an assessment been carried out?  Yes  No

Shall an impartial inspector carry out the assessment?  Yes  No

Main conclusions of the assessment according to assessment report. **ATTN: It is not mandatory to complete the form, however main conclusions shall be listed here:**

| Reference no. | Spaces         | Flooring | Walls | Ceiling | Windows/frames | Door/Frame | Locks | Lights | Electric switches/outlets | Cabinets | Fittings | Stove | Oven | Kitchen fan | Refrigerator | Sink/faucets | Mirror | Toilet | Bathtub/faucet | Shower stall/faucet | Cleaning | Heating | Water pipes/drinking water | Sewage | Fire extinguishers | Smoke detector | Locked storage for dangerous substances |  |
|---------------|----------------|----------|-------|---------|----------------|------------|-------|--------|---------------------------|----------|----------|-------|------|-------------|--------------|--------------|--------|--------|----------------|---------------------|----------|---------|----------------------------|--------|--------------------|----------------|---|--|
| 1             | Foyer          |          |       |         |                |            |       |        |                           |          |          |       |      |             |              |              |        |        |                |                     |          |         |                            |        |                    |                |   |  |
| 2             | Hall/hallway   |          |       |         |                |            |       |        |                           |          |          |       |      |             |              |              |        |        |                |                     |          |         |                            |        |                    |                |   |  |
| 3             | Kitchen        |          |       |         |                |            |       |        |                           |          |          |       |      |             |              |              |        |        |                |                     |          |         |                            |        |                    |                |   |  |
| 4             | Bathroom       |          |       |         |                |            |       |        |                           |          |          |       |      |             |              |              |        |        |                |                     |          |         |                            |        |                    |                |   |  |
| 5             | Bathroom 2     |          |       |         |                |            |       |        |                           |          |          |       |      |             |              |              |        |        |                |                     |          |         |                            |        |                    |                |   |  |
| 6             | Living room    |          |       |         |                |            |       |        |                           |          |          |       |      |             |              |              |        |        |                |                     |          |         |                            |        |                    |                |   |  |
| 7             | Dining room    |          |       |         |                |            |       |        |                           |          |          |       |      |             |              |              |        |        |                |                     |          |         |                            |        |                    |                |   |  |
| 8             | Master bedroom |          |       |         |                |            |       |        |                           |          |          |       |      |             |              |              |        |        |                |                     |          |         |                            |        |                    |                |   |  |
| 9             | Room 1         |          |       |         |                |            |       |        |                           |          |          |       |      |             |              |              |        |        |                |                     |          |         |                            |        |                    |                |   |  |
| 10            | Room 2         |          |       |         |                |            |       |        |                           |          |          |       |      |             |              |              |        |        |                |                     |          |         |                            |        |                    |                |   |  |
| 11            | Room 3         |          |       |         |                |            |       |        |                           |          |          |       |      |             |              |              |        |        |                |                     |          |         |                            |        |                    |                |   |  |
| 12            | Room 4         |          |       |         |                |            |       |        |                           |          |          |       |      |             |              |              |        |        |                |                     |          |         |                            |        |                    |                |   |  |
| 13            | Laundry room   |          |       |         |                |            |       |        |                           |          |          |       |      |             |              |              |        |        |                |                     |          |         |                            |        |                    |                |   |  |
| 14            | Storage room   |          |       |         |                |            |       |        |                           |          |          |       |      |             |              |              |        |        |                |                     |          |         |                            |        |                    |                |   |  |
| 15            | Intake area    |          |       |         |                |            |       |        |                           |          |          |       |      |             |              |              |        |        |                |                     |          |         |                            |        |                    |                |   |  |



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**\*Assessment key**

- |  |  |
|--|--|
| 1. <b>A = good condition</b> (Undamaged and nothing of note. Mainly applies to new or unused.)           | 5. <b>E = damaged or ruined, needs renovation or repair</b> (needs replacement or reparation.)                         |
| 2. <b>B = acceptable condition</b> (May contain scratches or stains, normal wear and tear.)              | 6. <b>F = Freshly painted</b> (applies to painted areas, such as walls and ceilings.)                                  |
| 3. <b>C = visibly worn</b> (Damage in a few places while still acceptable with respect to years of use.) | 7. <b>G = Dirty, needs cleaning</b> (if a door is f. ex. marked B/G it means the door is in order but needs cleaning.) |
| 4. <b>D = damaged, in need of fixing</b> (applies to damages that exceed normal wear and tear.)          |  |

**2. Inspector's comments (along with reference no.)**

**3. Lease parties' comments**

The inspection report shall be used as a basis in the event of a dispute regarding the liability of the tenant to pay compensation when they return the premises to the landlord, cf. Chapter XVI No. 36/1994.

**B. Inspection of fire prevention**

**ATTN: Inspection of fire prevention does not need to be carried out by the competent parties, an inspection carried out by lease parties is sufficient and is filled in here.**

Has a fire inspection been carried out?  Yes  No

How many active smoke detectors are in the apartment (one per each 80m2)?  1  2  3  4  5 or more

How many fire extinguishers are in the apartment that are inspected yearly by the competent service provider (at least one is required)?  1  2 or more

Emergency exit easily navigated and accessed?  Yes  No

Fire blankets (optional)?  Yes  No

**13. Special provisions**

Special provisions that are agreed upon and permitted by law shall be recorded here (cf. Item 12 of Article 6 of the Rent Act):



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Is the landlord married (cf. Chapter IX of the Law in Respect of Marriage No. 31/1993)?  Yes  No

Is the leased property the home of the landlord's family or used for the business operation of a married couple or intended as such (cf. Chapter IX of the Law in Respect of Marriage No. 31/1993)?

|                              |                             |                      |
|------------------------------|-----------------------------|----------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Signature of spouse: |
|------------------------------|-----------------------------|----------------------|

This agreement shall be subject to the Rent Act No. 36/1994. This agreement is made in two identical copies, one copy to be held by each party. If this agreement is to be officially registered, cf. Article 12 of the Rent Act, one copy must also be made on certified document paper. In confirmation of this agreement, the landlord and tenant shall sign their name below in the presence of two witnesses.

| Place      | Date     |
|------------|----------|
| Landlord 1 | Tenant 1 |
| Landlord 2 | Tenant 2 |

**Witnesses to the correct signatures, date and financial competence:**

| Name | ID No. |
|------|--------|
| Name | ID No. |

Cf. Article 5 of the Rent Act, landlords whose business is renting out residential property in accordance with the Income Tax Act No 90/2003, shall register the rental amount and any changes to it in the housing database of the Housing and Construction Authority no later than 30 days from the signature of the Agreement. The landlord must de-register leases for premises according to Paragraph 1 no later than 30 days from the end of the rental period.