

# New Jersey Move-Out Checklist

General template, not legal advice. Have a New Jersey attorney review before use. Last reviewed October 29, 2026.

Give Part 1 to the tenant when they give notice. Use Part 2 at the final walkthrough, with the move-in checklist and photos beside you, and take new dated photos of every room. Only damage beyond normal wear and tear, unpaid rent and other amounts owed under the lease can be deducted.

Deposit return deadline in New Jersey: The landlord must return the deposit with interest, less lawful deductions, within 30 days after the tenancy ends, or within five business days when a fire, flood, condemnation or evacuation displaces the tenant. (N.J.S.A. 46:8-21.1)

## Part 1: Tenant move-out tasks

- ☐ Give written notice and a forwarding address.
- ☐ Schedule the move-out inspection, and attend if you can.
- ☐ Remove all belongings, trash and food, including from storage, garage and yard.
- ☐ Clean the refrigerator inside and out, and leave it running.
- ☐ Clean the oven, stovetop, hood and microwave.
- ☐ Wipe cabinets, drawers, counters and the sink.
- ☐ Clean toilets, tubs, showers, sinks and mirrors.
- ☐ Vacuum carpets and mop hard floors.
- ☐ Wipe baseboards, switch plates, doors and window sills.
- ☐ Replace burned out bulbs and dead alarm batteries.
- ☐ Patch small nail holes only if the lease allows it.
- ☐ Cancel or transfer utilities in your name on the move-out date.
- ☐ Forward your mail.
- ☐ Return every key, fob, remote and parking permit.

## Part 2: Move-out inspection

Property address and unit

Tenant name or names

Move-out date

Inspection date and time

Inspected by

Tenant present (yes or no)

| Area and item | Condition at move-in | Condition at move-out | Wear or damage | Estimated charge |
|---------------|----------------------|-----------------------|----------------|------------------|
|---------------|----------------------|-----------------------|----------------|------------------|

| Area and item                            | Condition at move-in | Condition at move-out | Wear or damage | Estimated charge |
|------------------------------------------|----------------------|-----------------------|----------------|------------------|
| Entry and living room: floors            |                      |                       |                |                  |
| Entry and living room: walls and ceiling |                      |                       |                |                  |
| Kitchen: cabinets and counters           |                      |                       |                |                  |
| Kitchen: appliances                      |                      |                       |                |                  |
| Kitchen: sink and fixtures               |                      |                       |                |                  |
| Bathroom: toilet, tub and shower         |                      |                       |                |                  |
| Bathroom: floors and walls               |                      |                       |                |                  |
| Bedroom 1: floors, walls and closet      |                      |                       |                |                  |
| Bedroom 2: floors, walls and closet      |                      |                       |                |                  |
| Windows, screens and coverings           |                      |                       |                |                  |
| Doors, locks and hardware                |                      |                       |                |                  |
| Lights, outlets and alarms               |                      |                       |                |                  |
| Laundry, heating and cooling             |                      |                       |                |                  |
| Garage, patio, yard and storage          |                      |                       |                |                  |
| Cleaning needed                          |                      |                       |                |                  |
| Items left behind                        |                      |                       |                |                  |

## Returned items

| Item             | Given at move-in | Returned |
|------------------|------------------|----------|
| Door keys        |                  |          |
| Mailbox keys     |                  |          |
| Remotes and fobs |                  |          |
| Parking permits  |                  |          |

Meter readings at move-out

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Forwarding address

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Total estimated charges

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Photos saved at

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The tenant's signature confirms attendance at the inspection, not agreement with every charge. The itemized deposit statement will follow within the time New Jersey law requires.

\_\_\_\_\_  
Landlord or agent signature

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant signature

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
Date

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