

AUTORIZAÇÃO

Pelo presente instrumento, o **LOCADOR: MARCOS PAULO HOLTZ**, brasileiro, solteiro, empresário, portador do RG nº 22.984.890-4 SSP/SP e inscrito no CPF/MF sob o nº 149.762.568-80 proprietário do imóvel situado na **Rua Rússia nº 93 Apto 42, Jardim Europa, Sorocaba/SP**, vem por meio deste **AUTORIZAR** o recebimento das chaves do imóvel situado na Rua Rússia nº 93 Apto 42, Jardim Europa, Sorocaba/SP pela imobiliária **JULIO CASAS IMÓVEIS**, ainda que a **LOCATÁRIA** não tenha sido aprovada na vistoria final realizada pela Dominai Engenharia, conforme relatório elaborado pela empresa Dominai Engenharia que, devidamente rubricado fica fazendo parte integrante desta autorização, de modo que não poderá a **LOCADORA** alegar desconhecimento das condições em que o imóvel está sendo devolvido, sendo de sua inteira responsabilidade a aceitação do imóvel no estado em que se encontra.

Sorocaba, 18 de Março de 2022.



MARCOS PAULO HOLTZ

Auto de Vistoria de Saída

Código 16771

Detalhes da locação

Endereço do imóvel 16771 - Rua Rússia, 93, Andar 3, Apto 42, Jardim Europa, Sorocaba - SP.
Locatários(as) Roseli Vecina Hias e Aparecido Donizetti Hias
Vistoriador(a) Dominai Inicial

Pelo presente instrumento, parte integrante dos "Procedimentos para a devolução das chaves", o(a) locatário(a) supra nomeado(a) declara ter realizado a **Vistoria de Saída**, no referido imóvel, acompanhado de 01 (um) representante da Julio Casas. Essa vistoria compreende a comparação fiel e rigorosa do estado geral do imóvel, por ocasião da saída do locatário, com as características descritas no **Laudo de Vistoria de Entrada**, elaborado no início da vigência do Contrato de Locação.

☐ Não há reparos ou pendências a executar

☒ Há a necessidade de realização dos seguintes reparos/resolução de pendências

Caso haja a necessidade de reparos, os mesmos estarão disponíveis eletronicamente através do link abaixo:

<http://www.msystvistorias.com.br/inspection-web/templates/inspection/openview.html?aWR0SW5zcGVjdGlvdj04NDgmcT00NDYxNzZ8NDQ3MjkwfDM1>

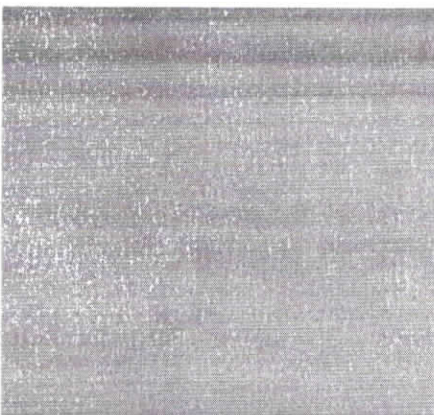
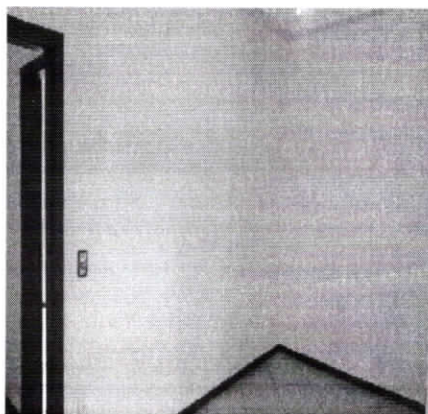
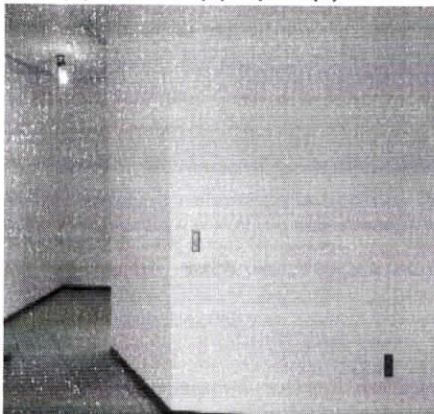
Reparos

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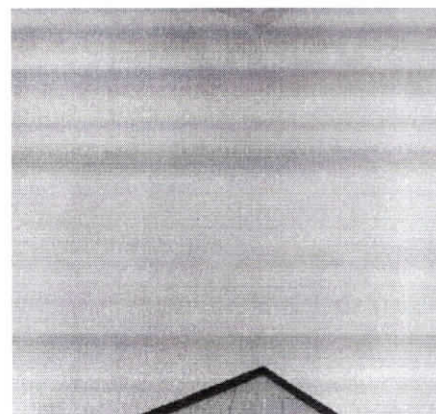
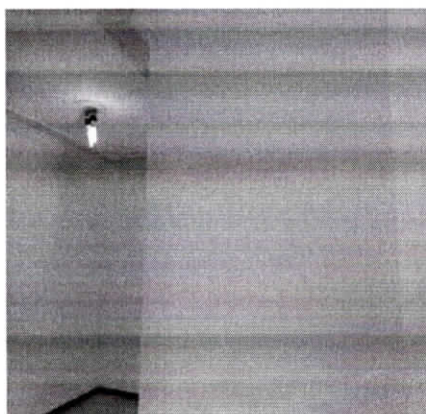
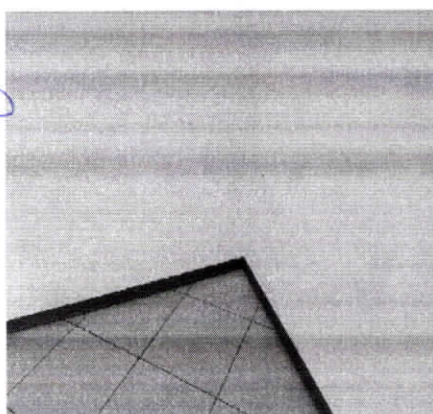
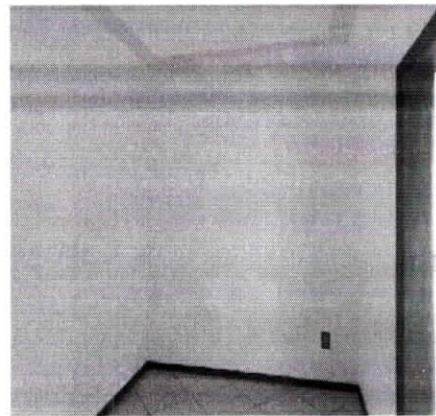
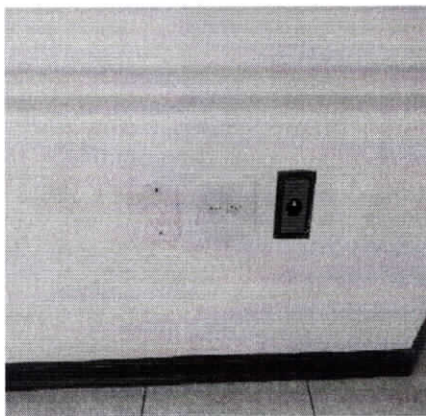
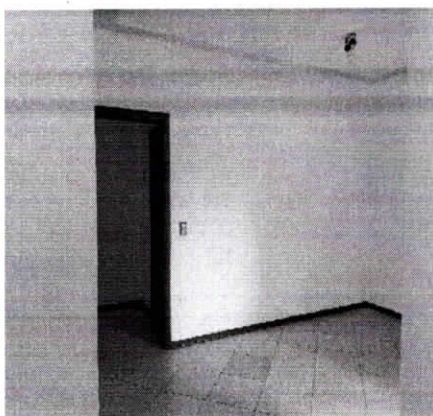
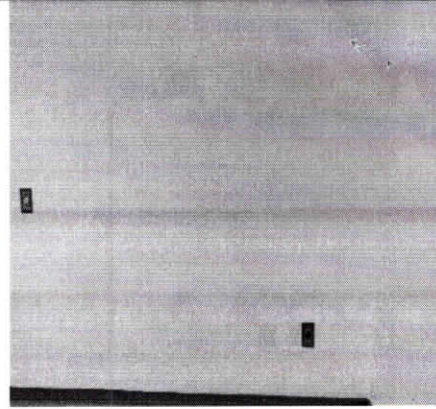
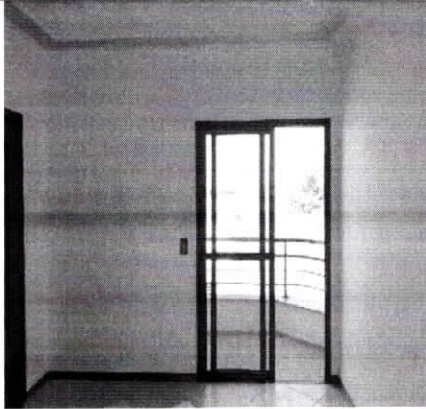
Não realizado Visto: 17/03/2022 14:51

falhas

Foto(s) antes do(s) reparo(s)



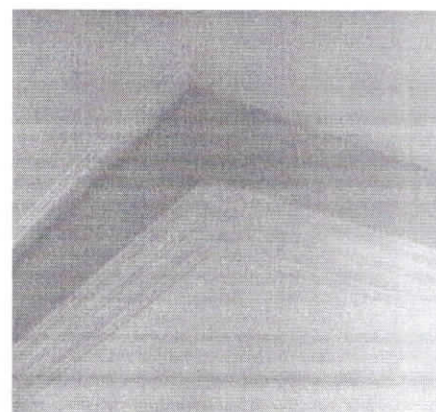
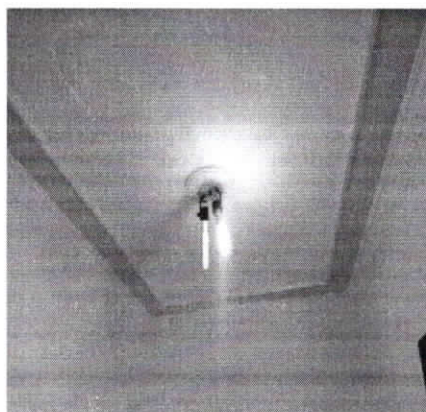
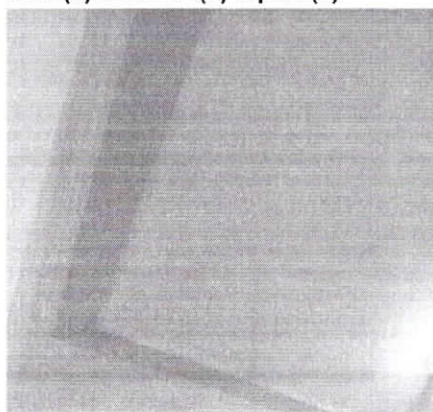
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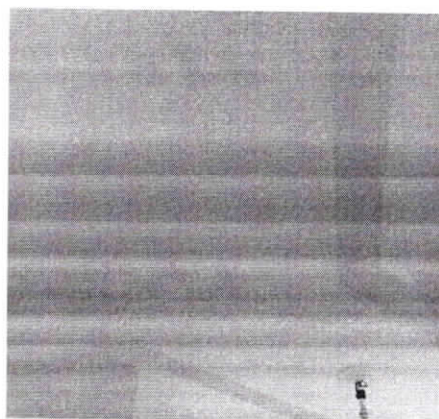
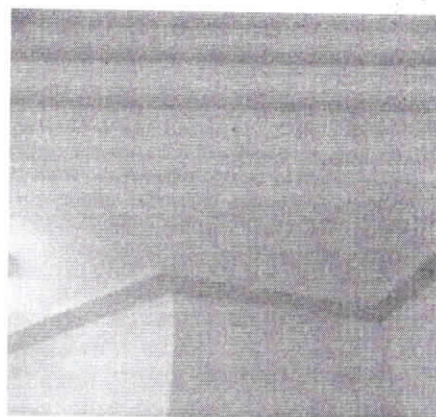
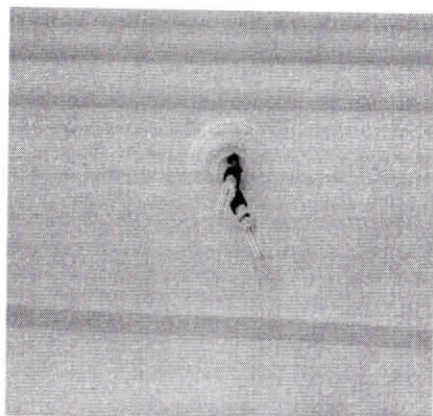
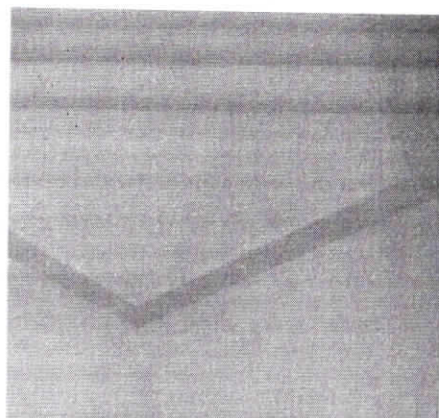
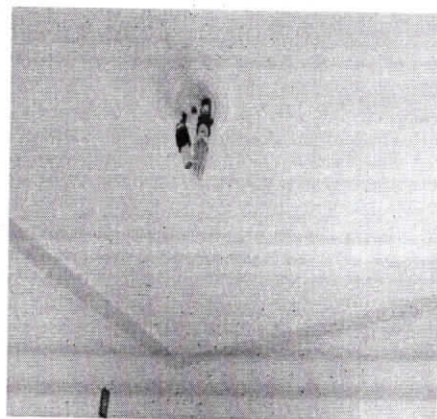
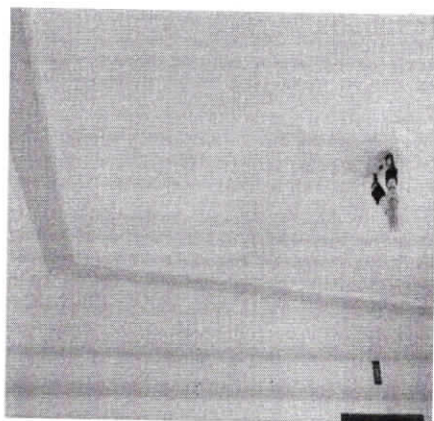
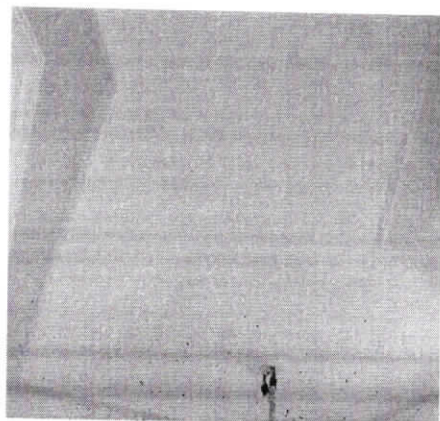


1.3 - Sala / Teto: Lixar e pintar

Não realizado Visto: 17/03/2022 14:51

Foto(s) antes do(s) reparo(s)



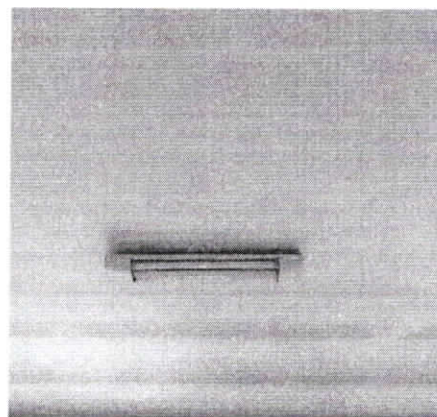
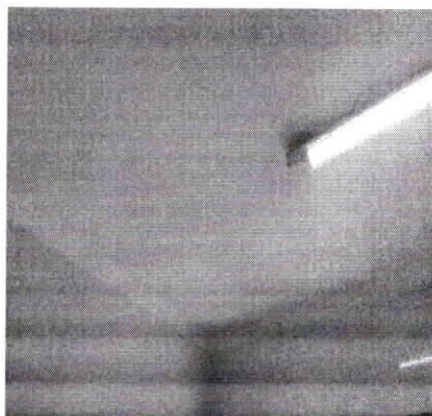
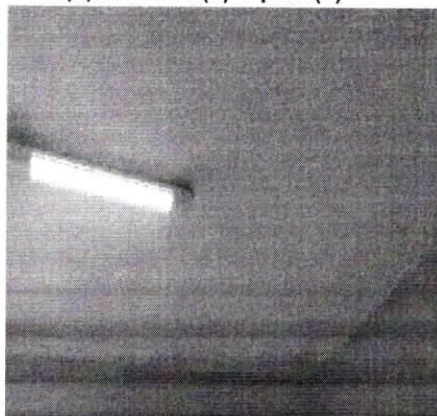


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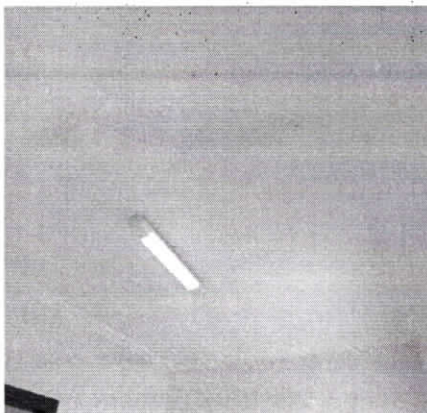
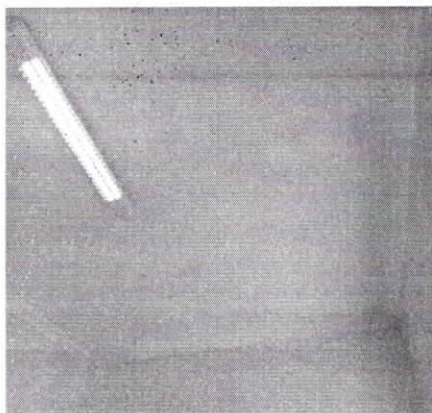
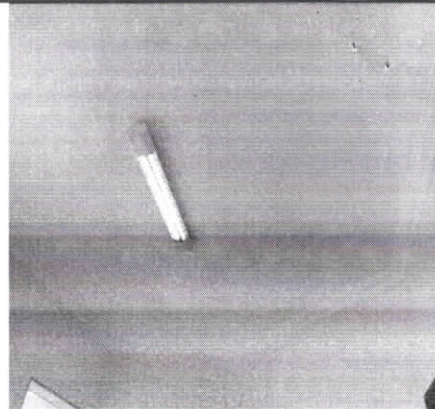
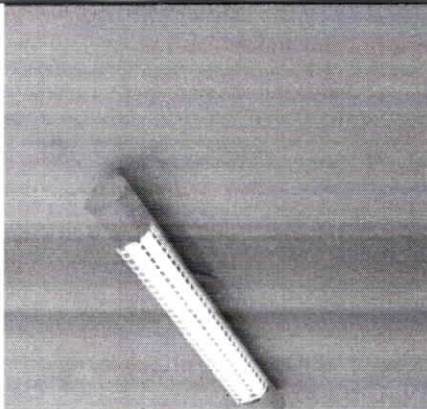
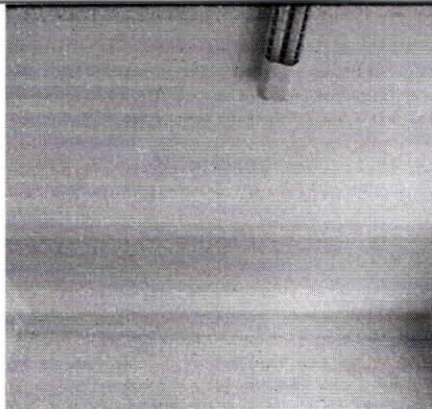
3.3 - Cozinha / Teto: Lixar e pintar

Não realizado Visto: 17/03/2022 14:51

Foto(s) antes do(s) reparo(s)



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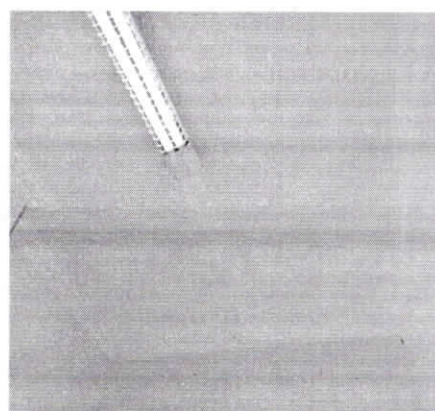
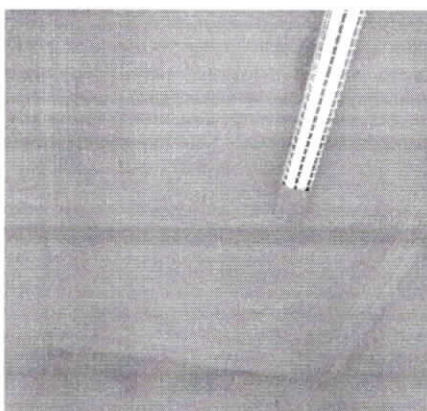
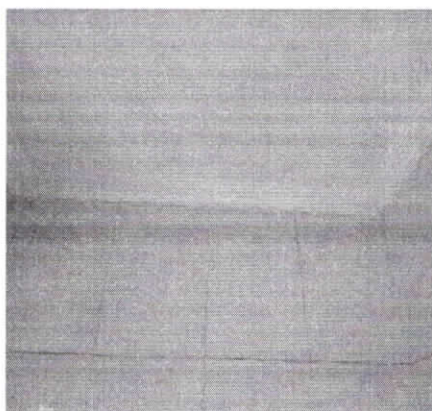
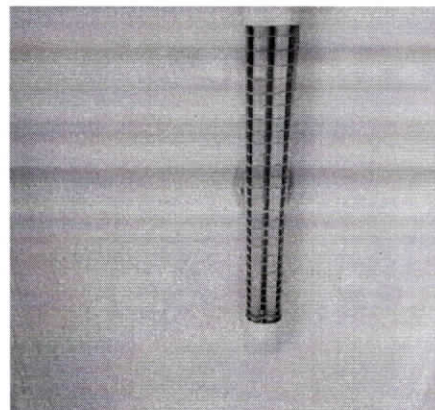
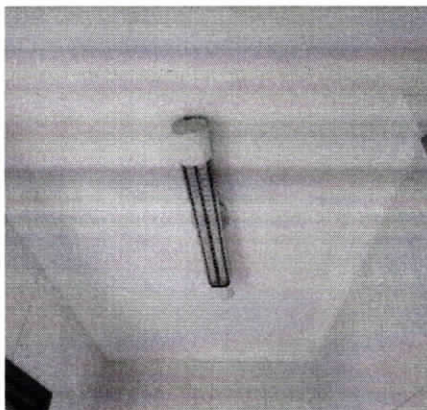
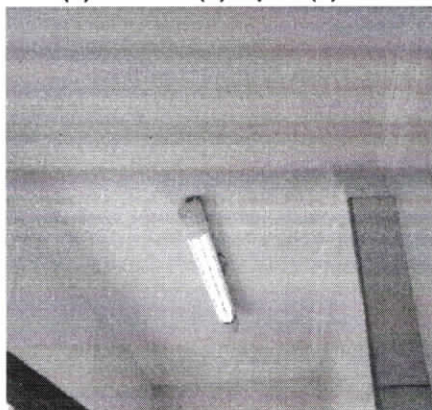
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4.3 - Área de Serviço / Teto: Lixar e pintar

Não realizado Visto: 17/03/2022 14:51

repintar para melhor acabamento

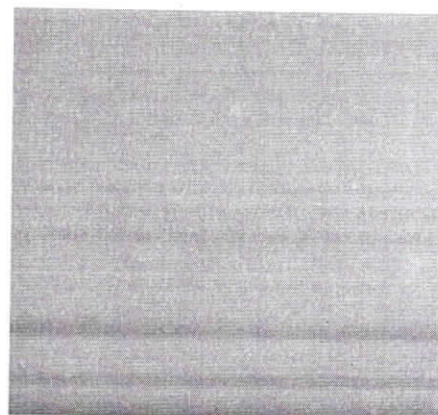
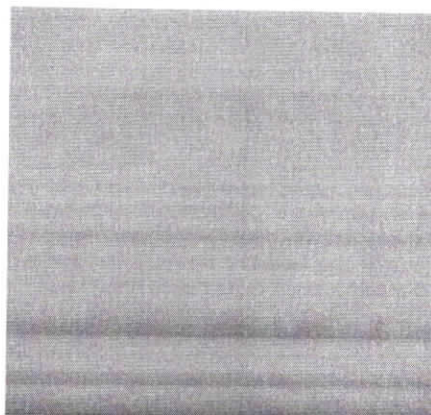
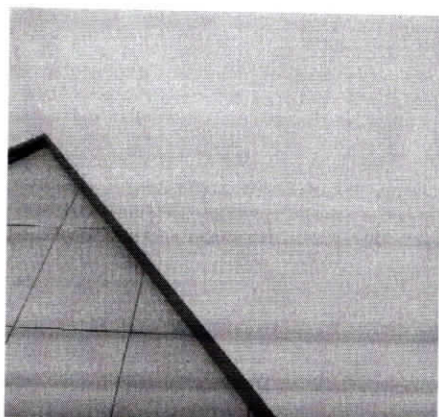
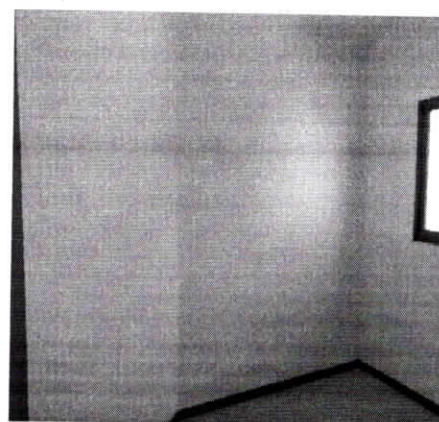
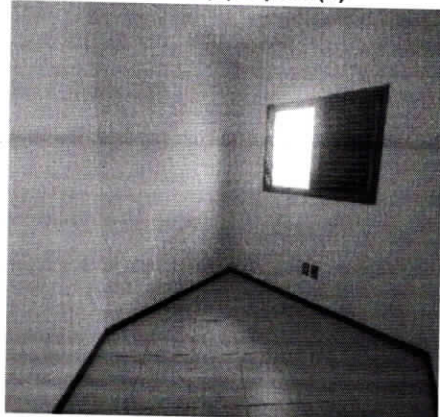
Foto(s) antes do(s) reparo(s)



5.1 - Dormitório II / Parede: Lixar e pintar

Não realizado Visto: 17/03/2022 14:19

Foto(s) antes do(s) reparo(s)

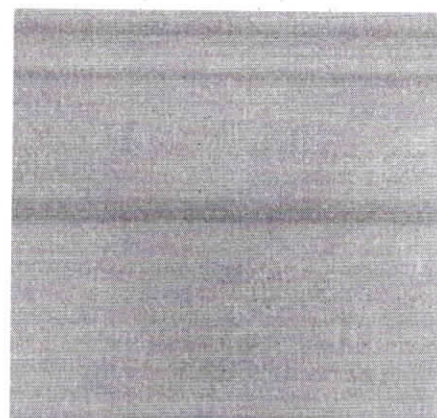
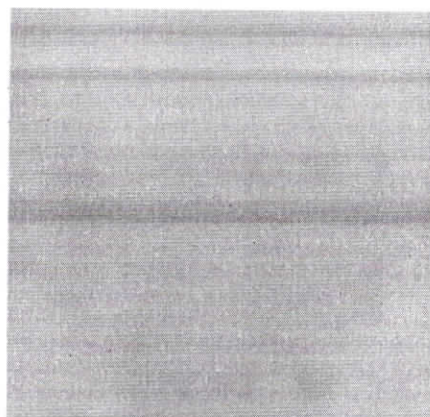
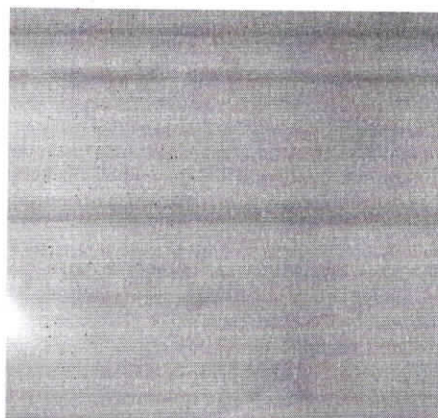
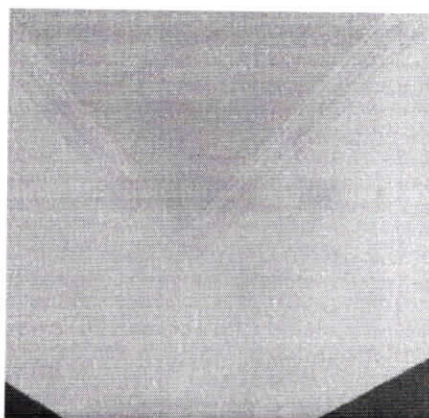
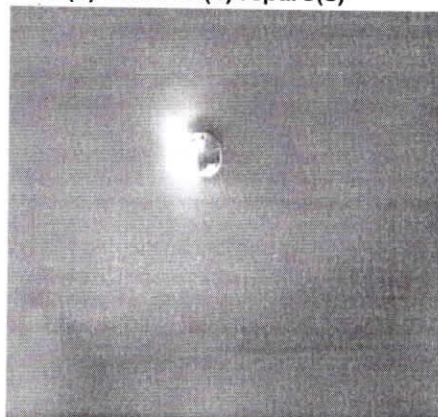


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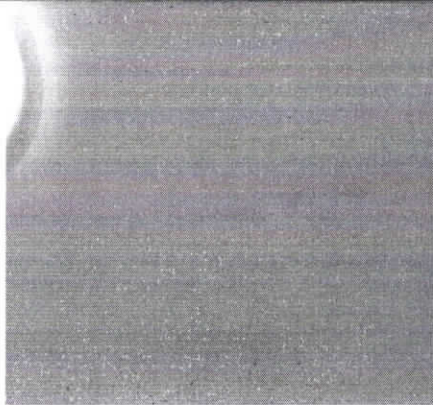
5.3 - Dormitório II / Teto: Lixar e pintar

Não realizado Visto: 17/03/2022 14:20

Foto(s) antes do(s) reparo(s)



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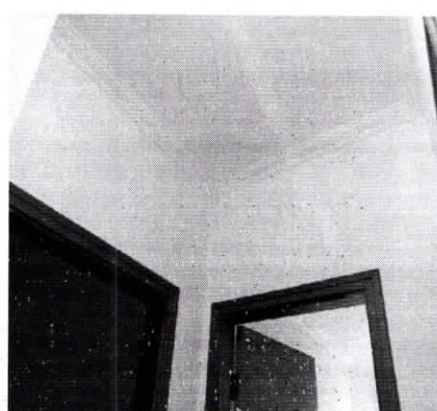
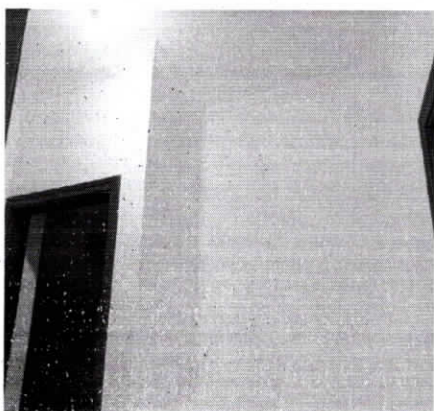
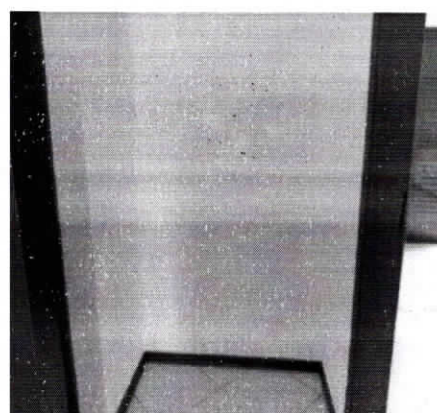
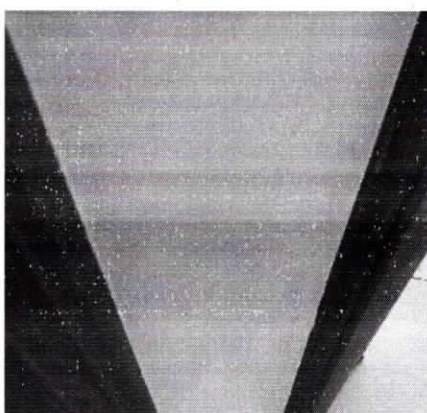
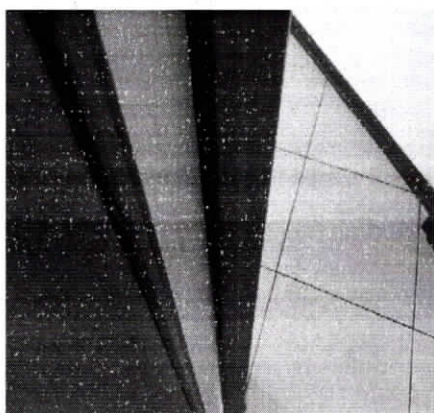


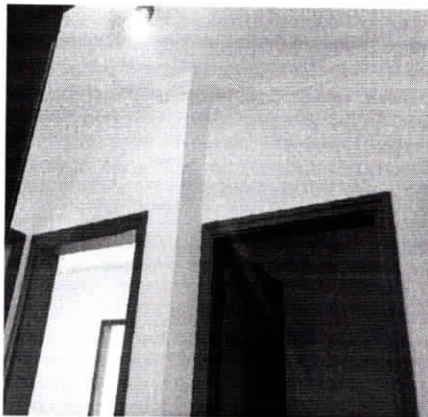
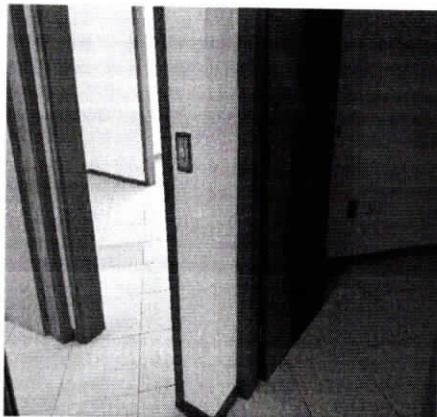
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6.1 - Hall / Parede: Lixar e pintar
repintar para melhor acabamento

Não realizado **Visto: 17/03/2022 14:51**

Foto(s) antes do(s) reparo(s)





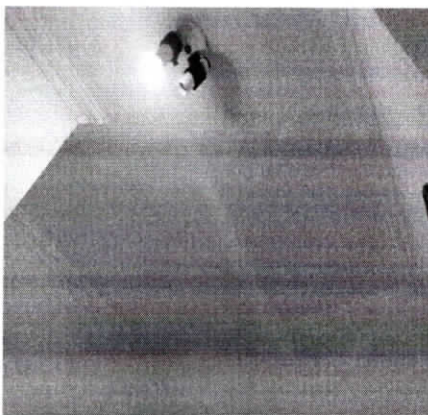
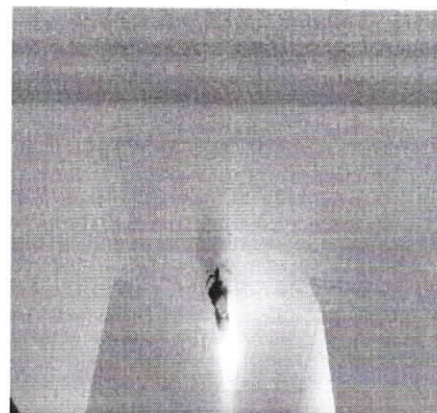
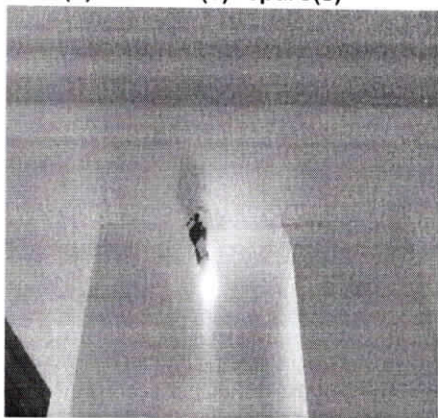
6.3 - Hall / Teto: Lixar e pintar

repintar para melhor acabamento

Não realizado

Visto: 17/03/2022 14:51

Foto(s) antes do(s) reparo(s)



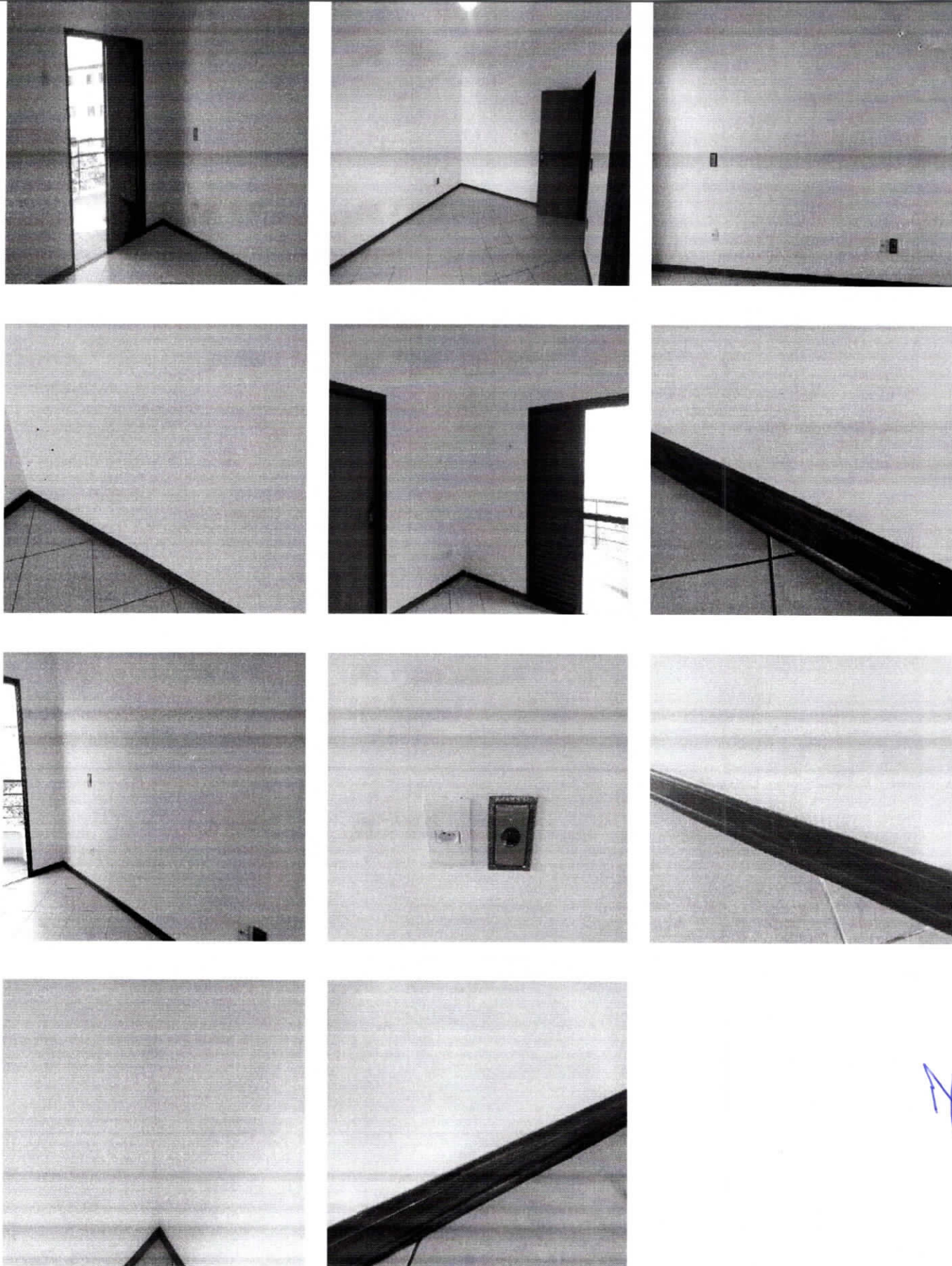
7.1 - Suíte / Parede: Lixar e pintar

Não realizado

Visto: 17/03/2022 14:23

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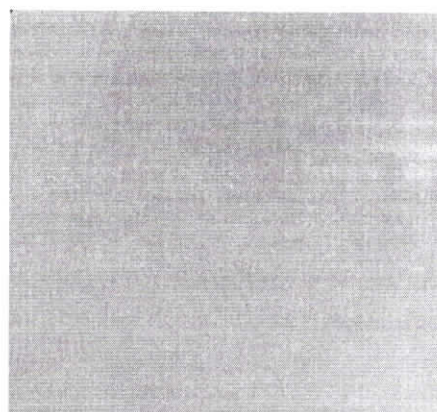
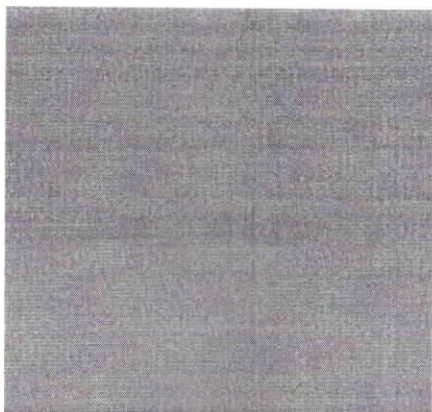
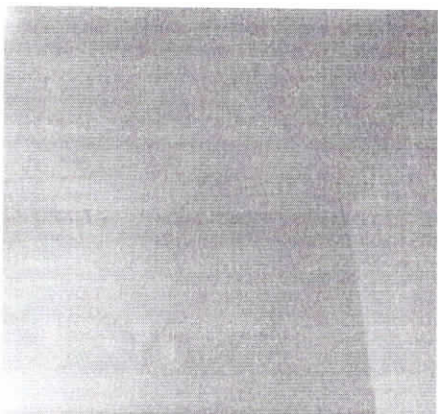
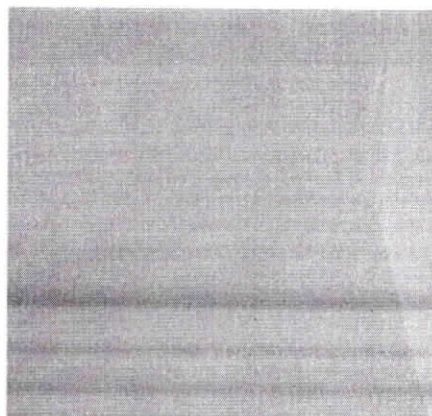




7.3 - Suíte / Teto: Lixar e pintar

Não realizado Visto: 17/03/2022 14:24

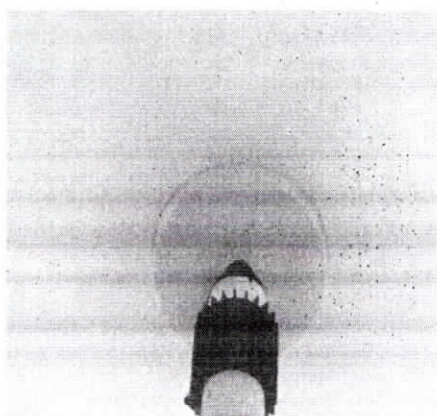
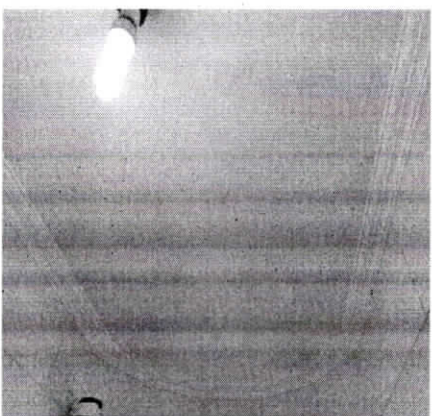
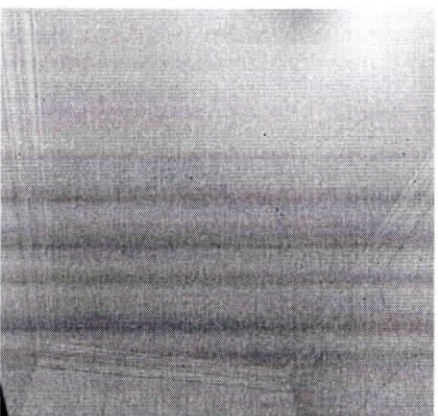
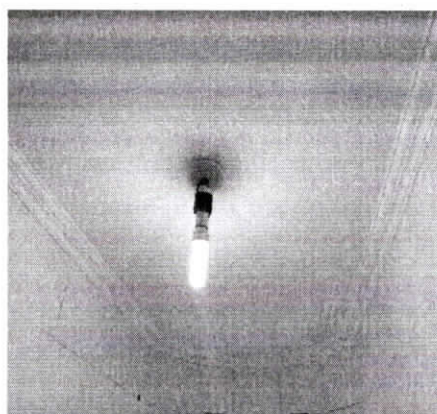
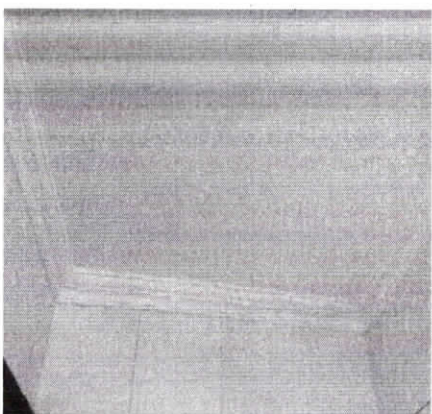
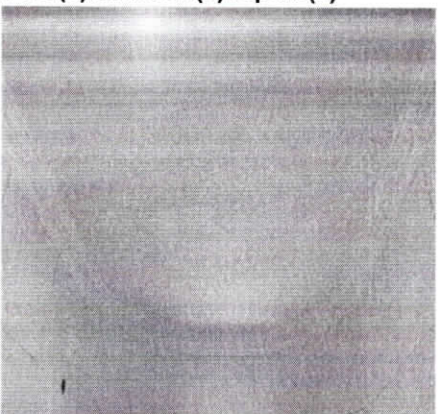
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8.3 - Banheiro Suite / Teto: Lixar e pintar

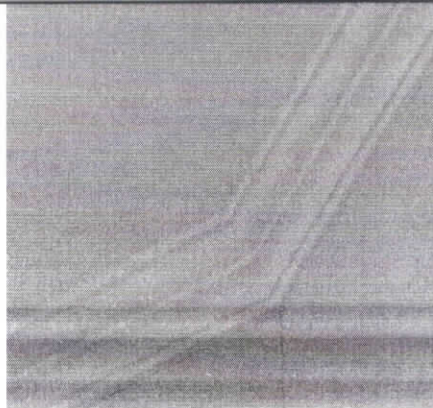
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Foto(s) antes do(s) reparo(s)



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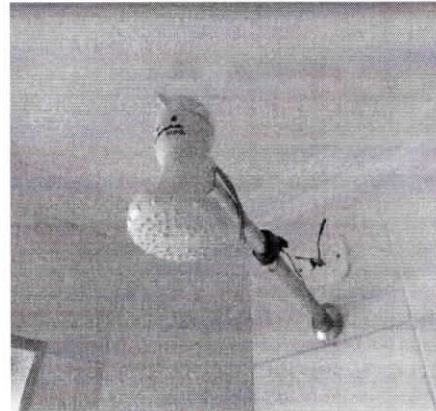
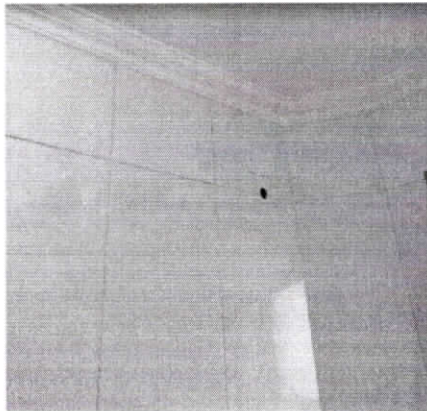
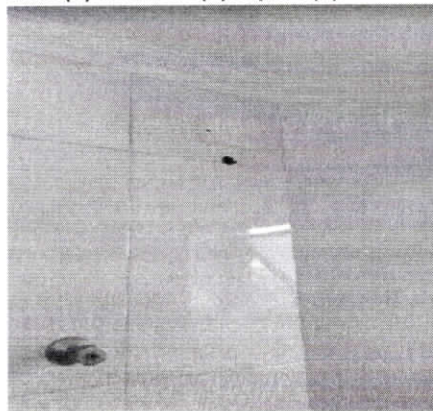
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8.10 - Banheiro Suite / Chuveiro: Repor

Não realizado **Visto:** 17/03/2022 14:25

chuveiro com cano

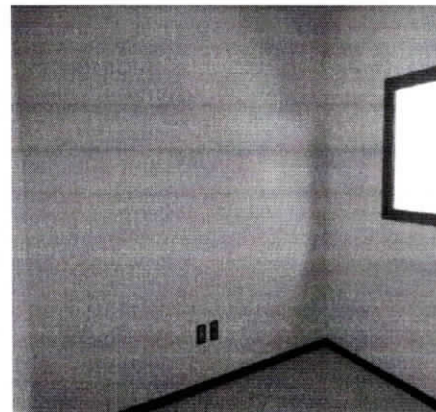
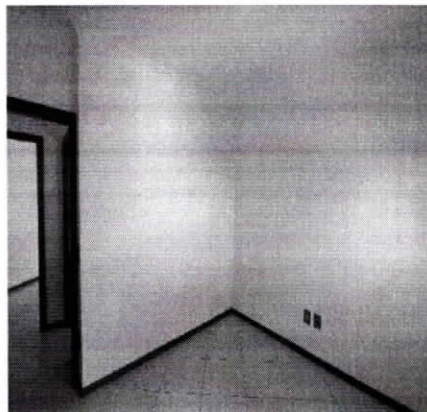
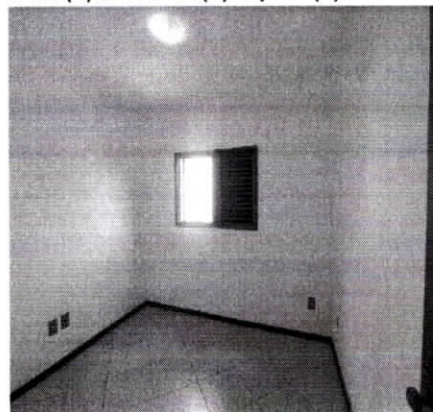
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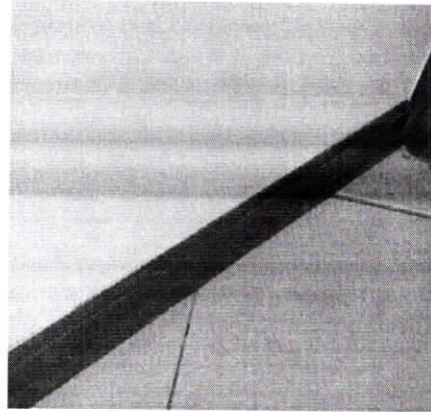
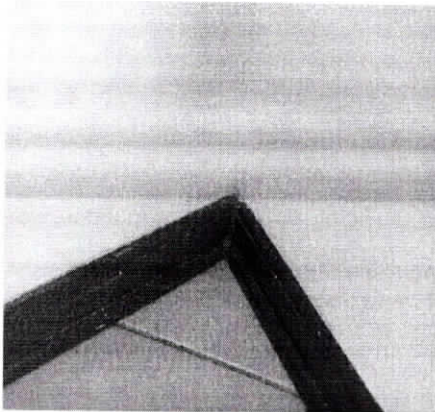
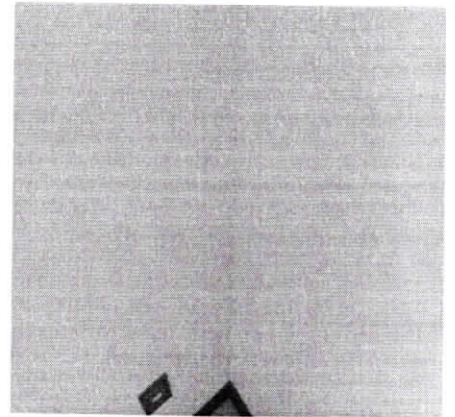
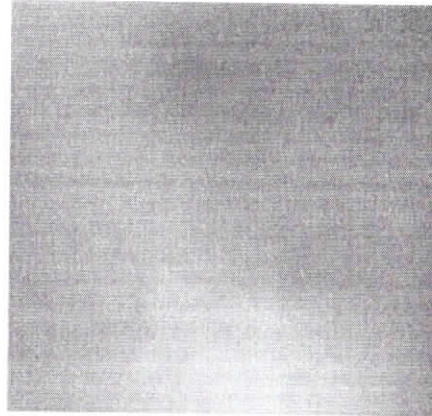
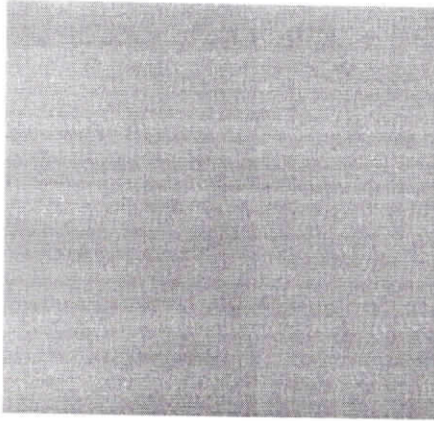


10.1 - Dormitório / Parede: Lixar e pintar

Não realizado **Visto:** 17/03/2022 14:10

Foto(s) antes do(s) reparo(s)



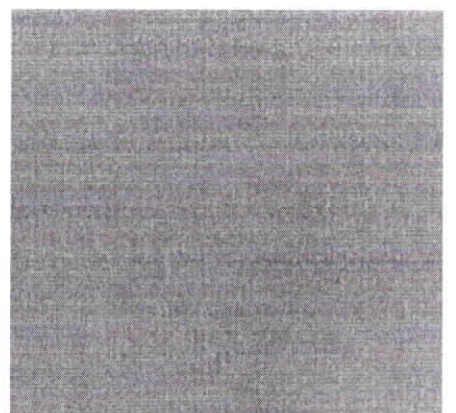
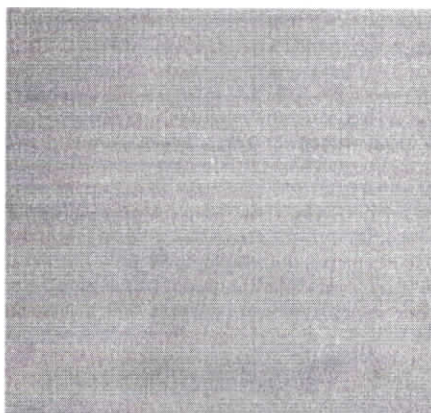
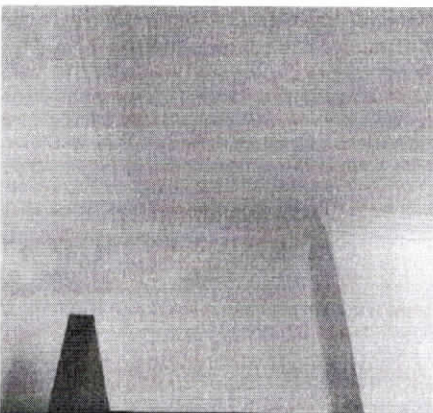
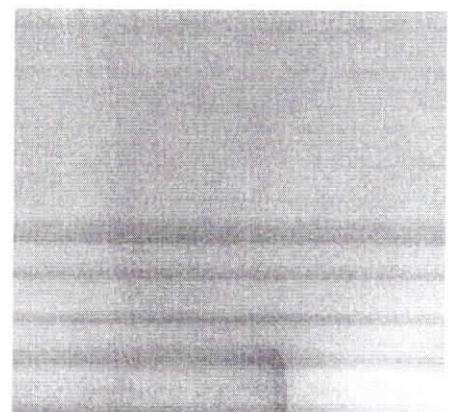
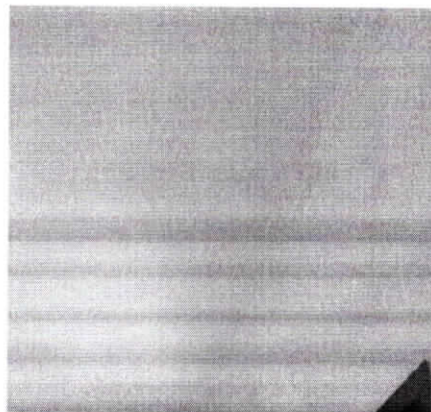


g

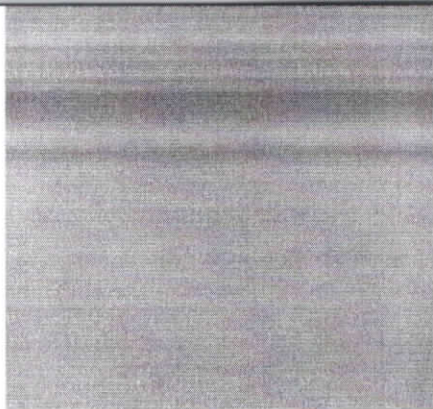
10.3 - Dormitório / Teto: Lixar e pintar

Não realizado **Visto: 17/03/2022 14:11**

Foto(s) antes do(s) reparo(s)



g



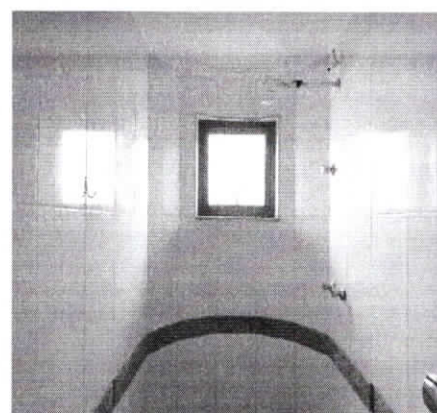
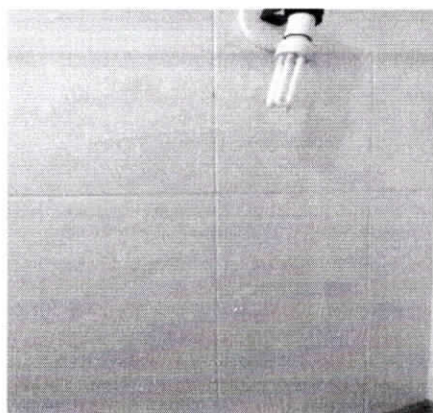
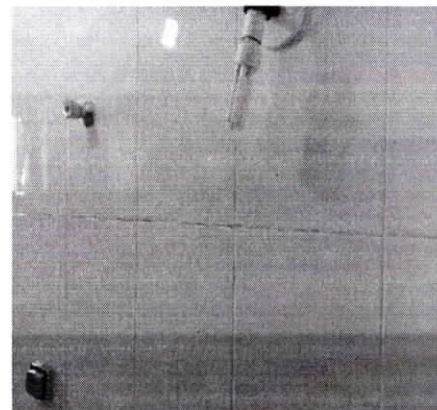
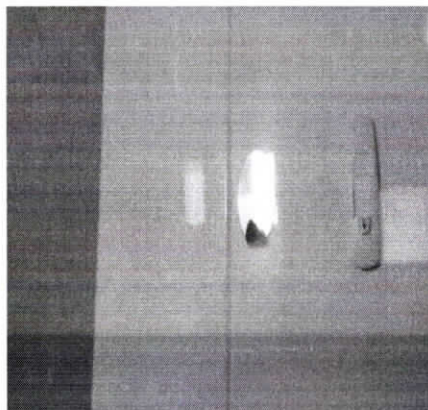
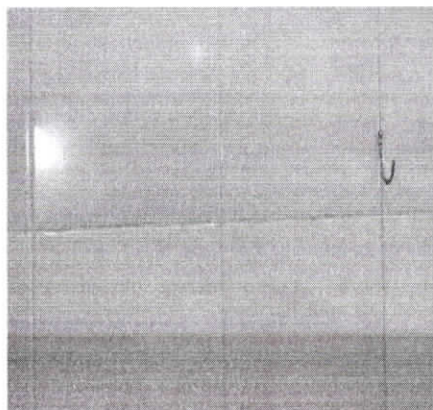
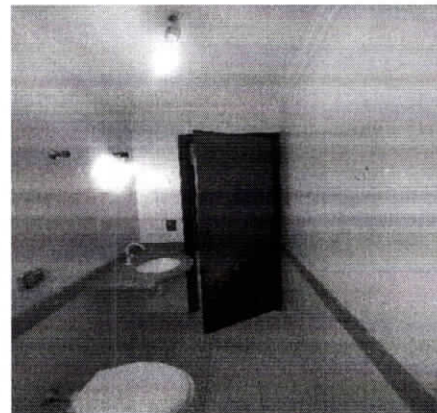
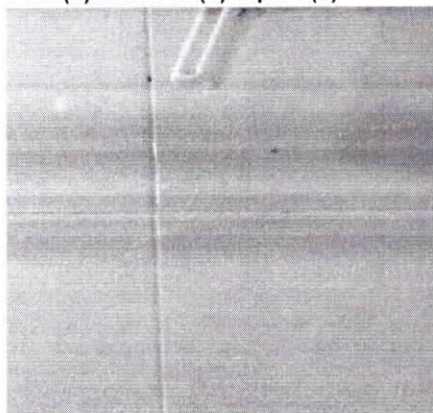
2

11.1 - Banheiro / Parede: Repor

Não realizado Visto: 17/03/2022 14:15

03 ganchos plásticos

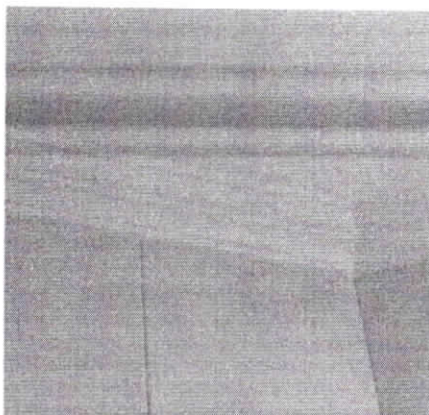
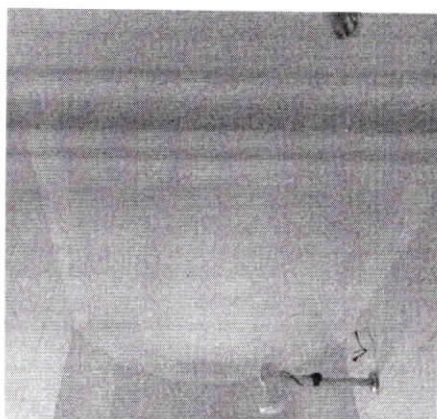
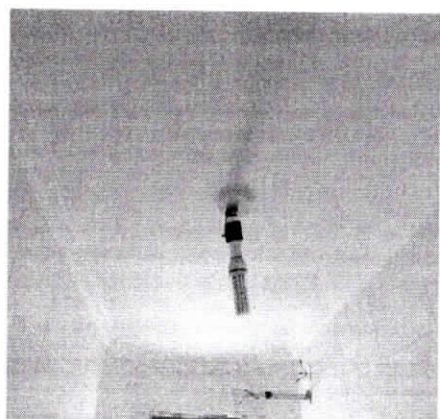
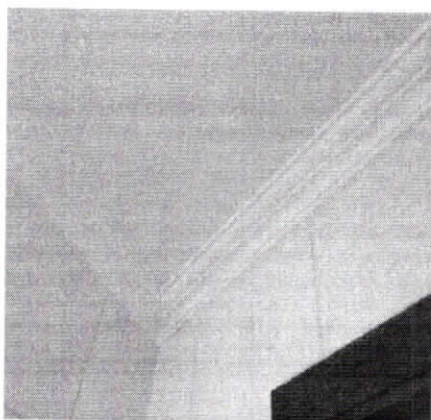
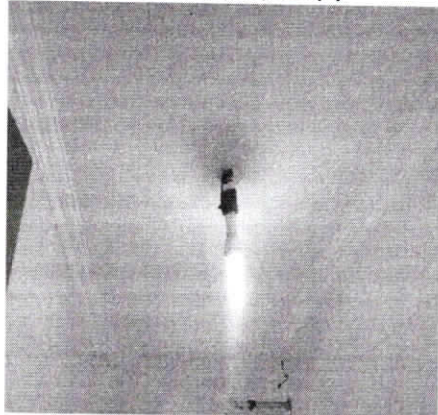
Foto(s) antes do(s) reparo(s)



11.3 - Banheiro / Teto: Lixar e pintar

Não realizado Visto: 17/03/2022 14:17

Foto(s) antes do(s) reparo(s)



[Handwritten signature]

[Handwritten signature]

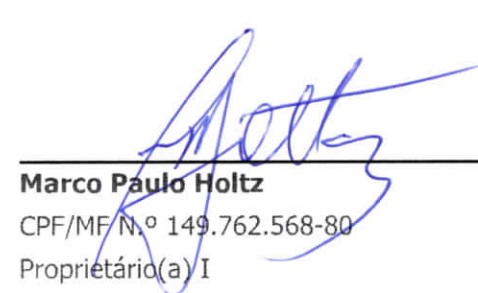
Caso seja constatado a necessidade de reparos, o(a) locatário(a) se compromete a realizar todos os reparos e/ou resolver pendências relacionadas nele, no prazo máximo de 07 (sete) dias e, logo após, marcar uma nova vistoria de conferência das pendências, arcando com o pagamento dos alugueres, condomínios e outros encargos da locação, enquanto não cumprir sua obrigação.

A inadimplência do(a) locatário(a), em relação à resolução das pendências acarretará na efetivação dos reparos no imóvel pelo(a) locador(a) com o imediato acionamento das medidas judiciais cabíveis para obtenção do ressarcimento do numerário despendido para este fim.

O locatário(a) está ciente de que a entrega das chaves ao representante da Julio Casas **não** significa o encerramento do contrato, sendo necessário o seu comparecimento à Julio Casas, juntamente com a documentação exigida no formulário "Procedimentos para a devolução das chaves" para assinar o Termo de Rescisão de Contrato e que, caso tenha dúvidas, poderá entrar em contato com o Departamento de Vistorias pelo telefone **(15) 2101-6161** ou por e-mail .

Para maior clareza, o presente termo é firmado juntamente com duas testemunhas.

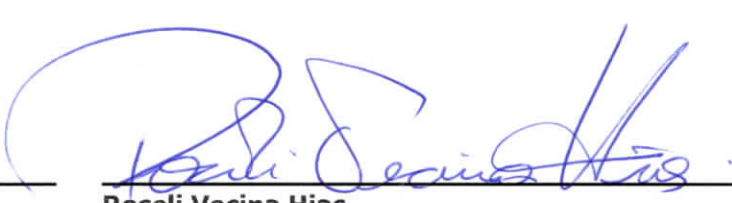
Sorocaba, 18 de março de 2022.



Marco Paulo Holtz

CPF/MF N.º 149.762.568-80

Proprietário(a) I



Roseli Vecina Hias

CPF/MF N.º 083.909.228-86

Locatário(a) I

Aparecido Donizetti Hias

CPF/MF N.º 066.240.428-93

Locatário(a) II

Carla Regina Lisi

CPF/MF N.º 195.388.998-06

Fiador(a) I

Adilson de Moraes

CPF/MF N.º 282.922.998-31

Fiador(a) II

Dominai Inicial

Vistoriador(a) I



Roseli L. Freitas

ds. apartamento impecável