

AUTORIZAÇÃO

Pelo presente instrumento, os **LOCADORES: JOÃO BARBOSA**, brasileiro, engenheiro agrônomo, portador do RG nº 4.523.879-0 SSP/SP, inscrito no CPF/MF sob o nº 753.487-68 casado sob o regime de comunhão de bens, na vigência da Lei 6.515/77 com **MARIA AUXILIADORA ARAÚJO**, brasileira, do lar, portadora do RG nº 6.680.420 SSP/SP e inscrita no CPF/MF sob o nº 788.960.298-72, residentes e domiciliados na Rua Tocantins nº 745, Vila Jardim- Sorocaba/SP; proprietárias do imóvel situado na **Rua Tocantins nº 582, Vila Jardim, Sorocaba/SP** vem por meio deste **AUTORIZAR** o recebimento das chaves do imóvel situado na Rua Tocantins nº 582, Vila Jardim, Sorocaba/SP pela imobiliária **JULIO CASAS IMÓVEIS**, ainda que a **LOCATÁRIA** não tenha sido aprovada na vistoria final realizada pela Domina Engenharia, conforme relatório elaborado pela empresa Domina 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, 15 de Dezembro de 2021.


JOÃO BARBOSA


MARIA AUXILIADORA ARAÚJO



Auto de Vistoria de Saída

Código 301

Detalhes da locação

Endereço do imóvel 301 - Rua Tocantins, 582, casa, Vila Jardim, Sorocaba - SP.

Locatário(a) CARLOS ROBERTO BARBOSA

Vistoriador(a) Dominaí Final

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?awR0SW5zcGVjdGlvdj03OTMmcT0xMTA2NzQ0fDEwMDc0MTB8MzU=>

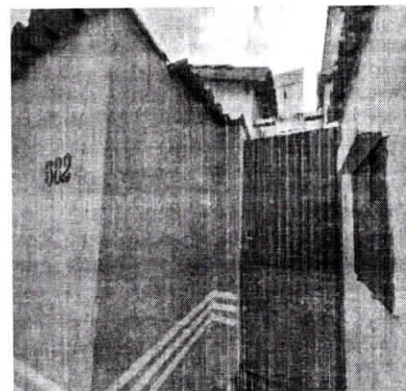
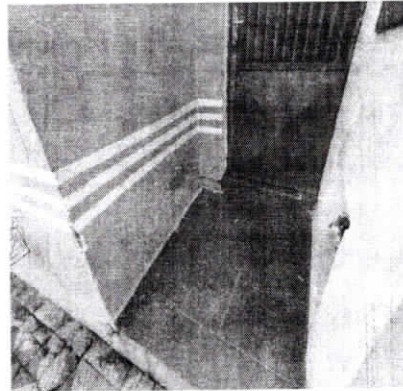
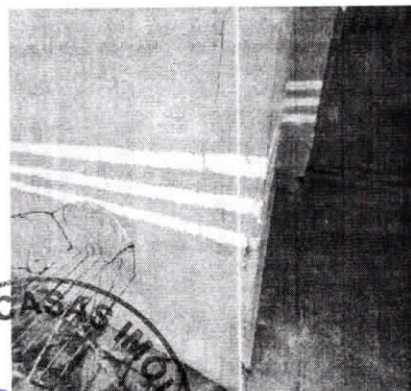
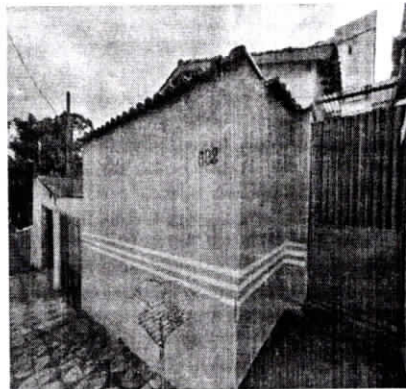
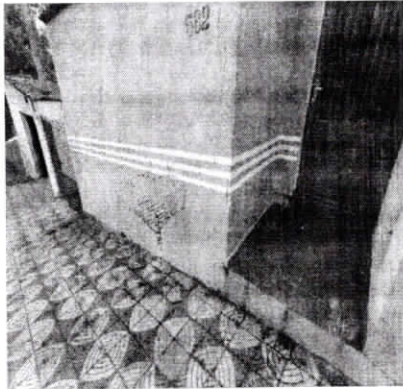
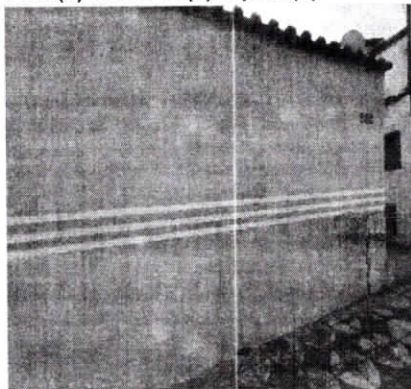
Reparos

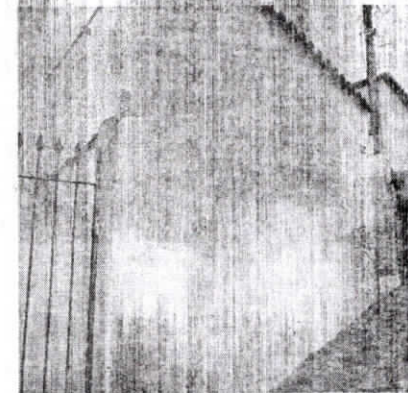
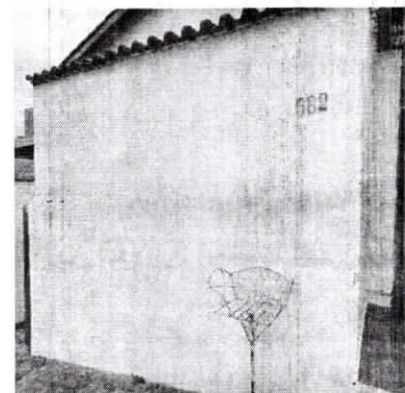
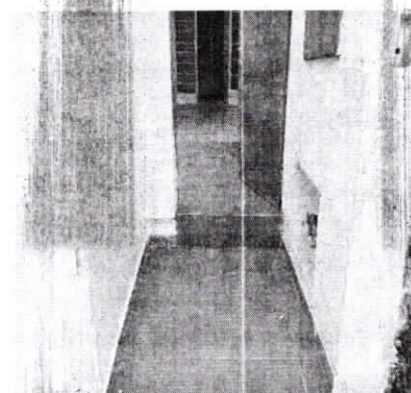
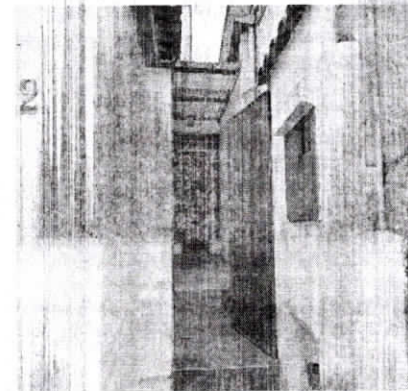
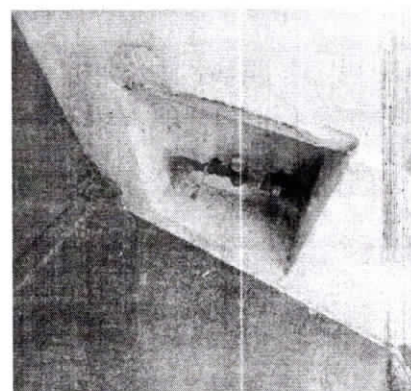
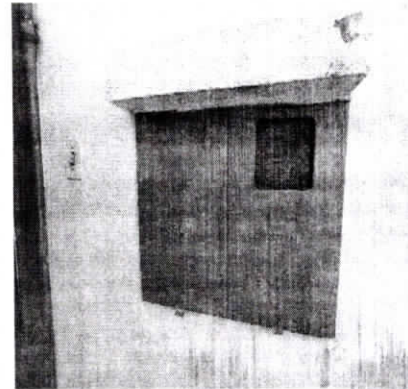
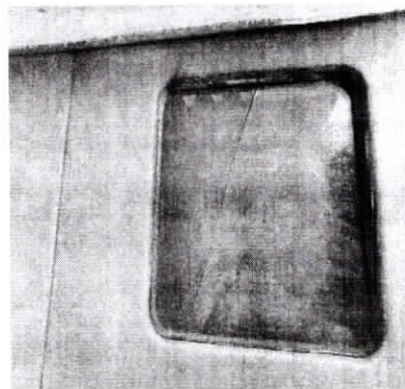
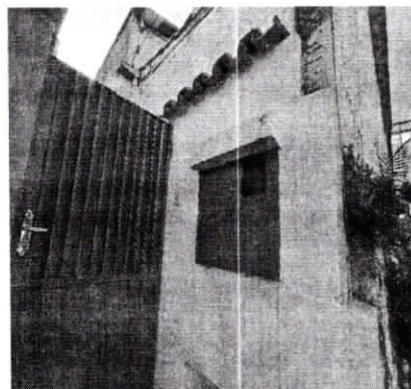
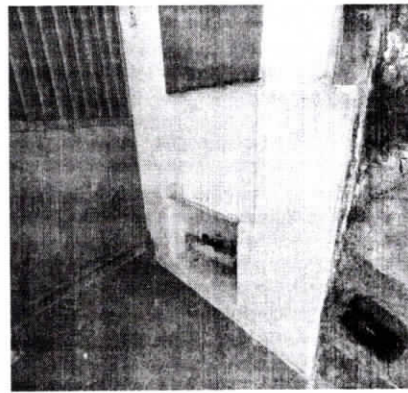
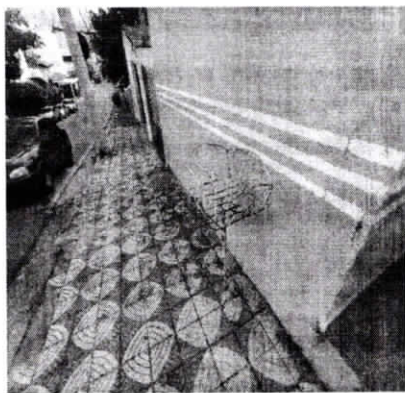
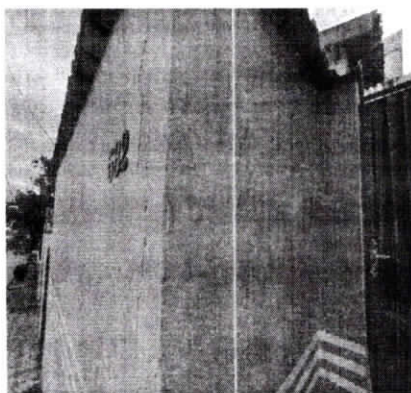
1.1 - Fachada / Parede: Lixar e pintar

Não realizado Visto: 13/12/2021 17:39

repintar para cobrir melhor o fundo verde

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

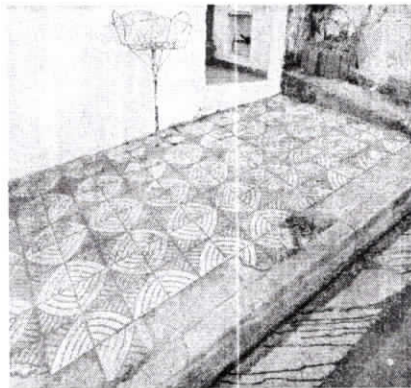
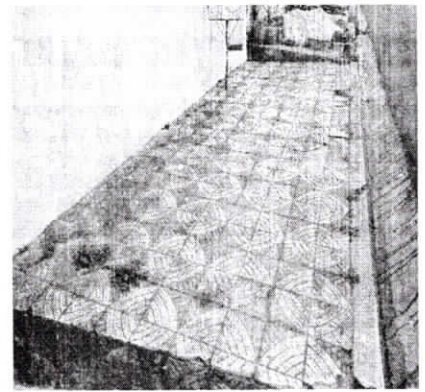
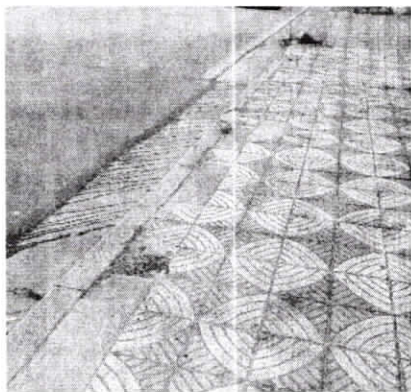




1.2 - Fachada / Piso: Fazer limpeza

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

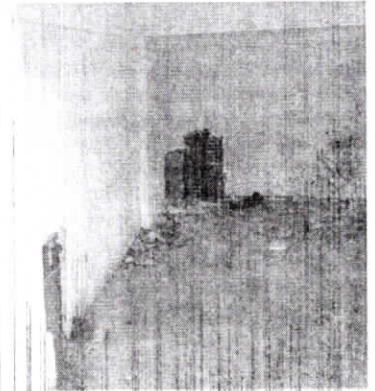
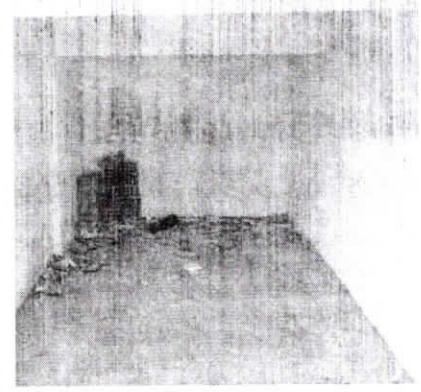
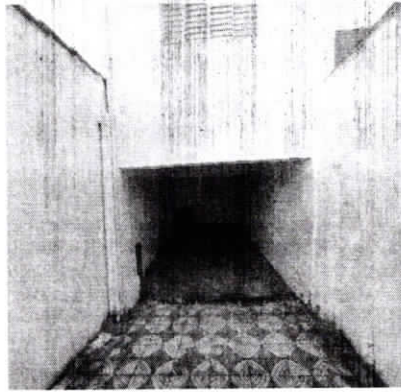
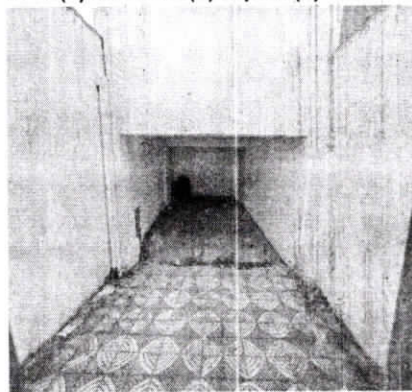
Não realizado Visto: 13/12/2021 08:39

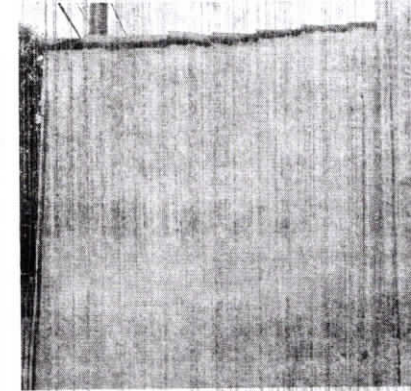
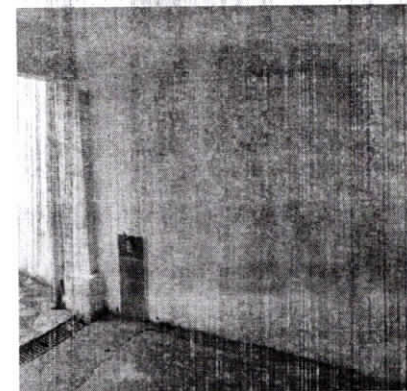
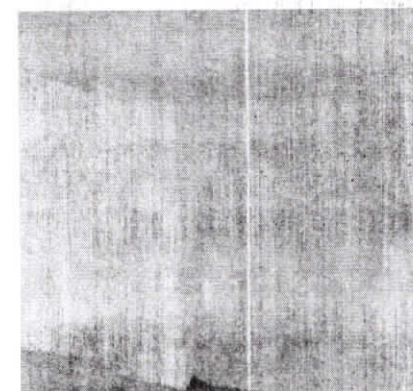
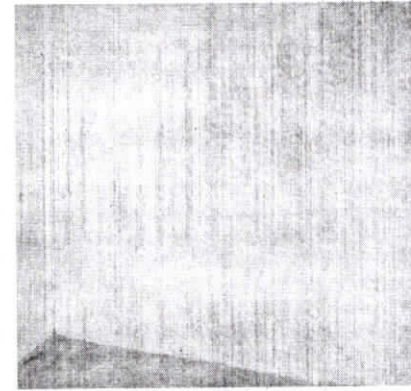
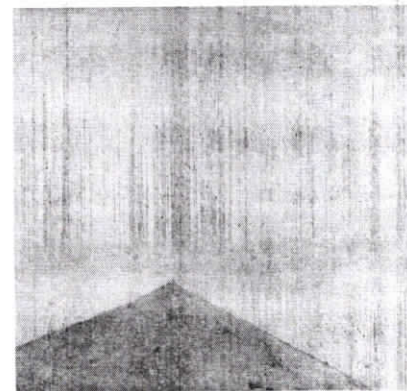
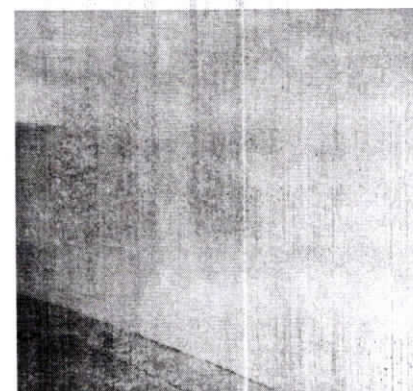
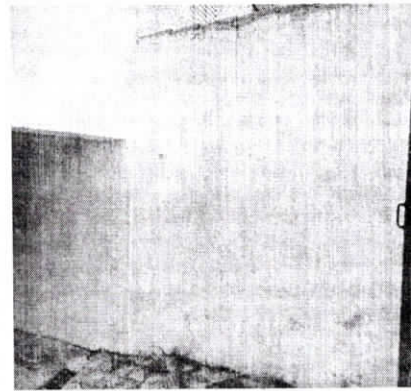
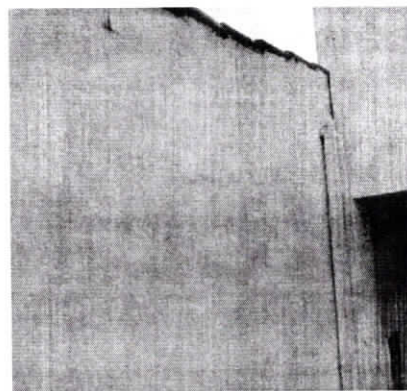
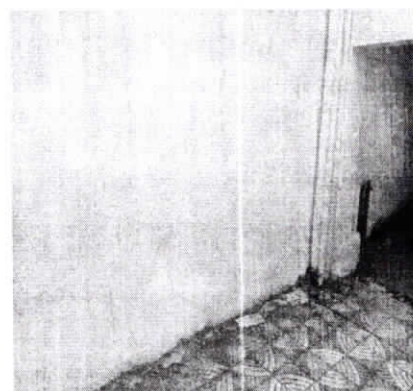
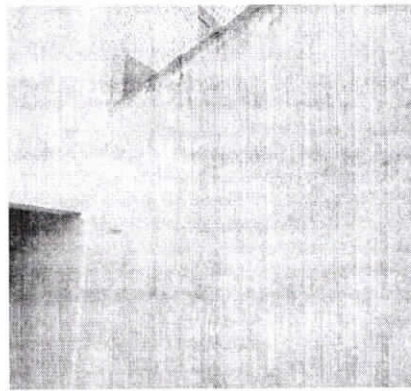
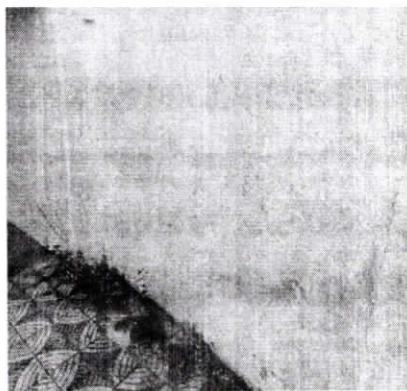
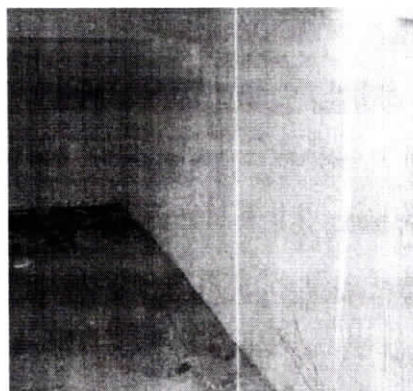


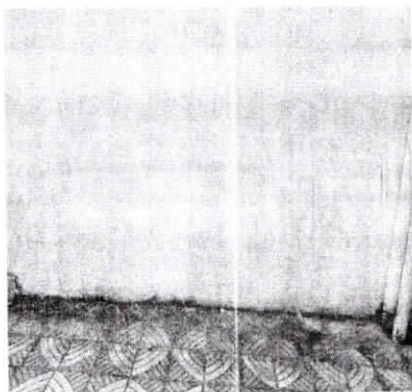
2.1 - Garagem / Parede: Lixar e pintar

Não realizado Visto: 13/12/2021 08:41

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





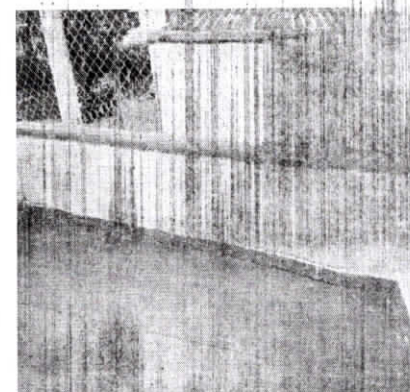
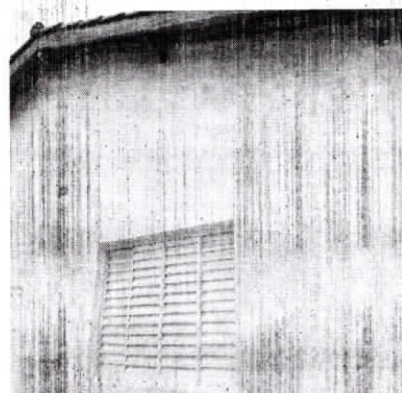
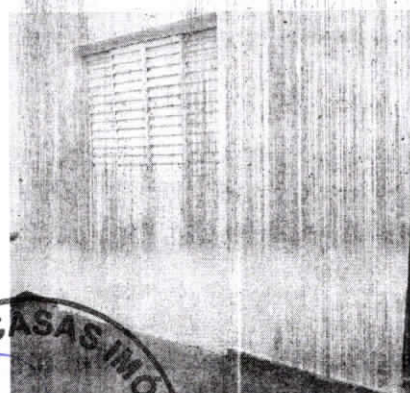
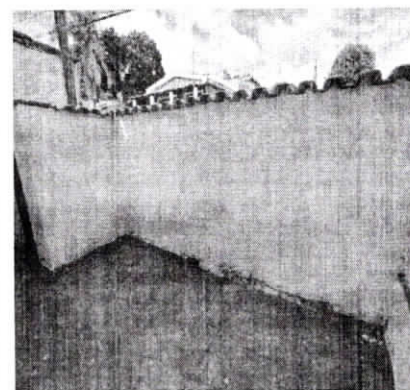
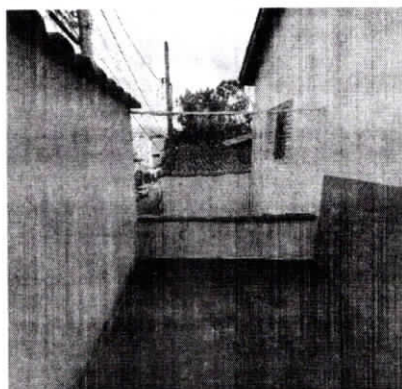
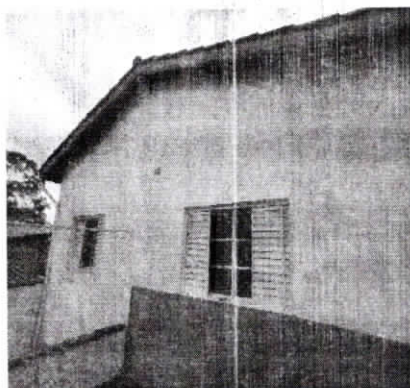
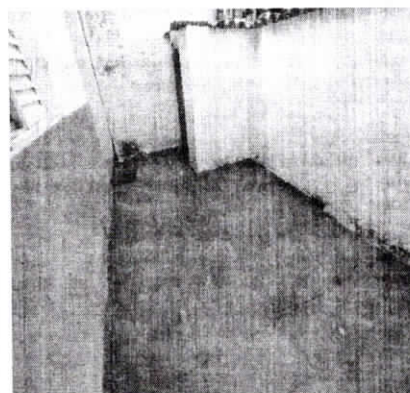
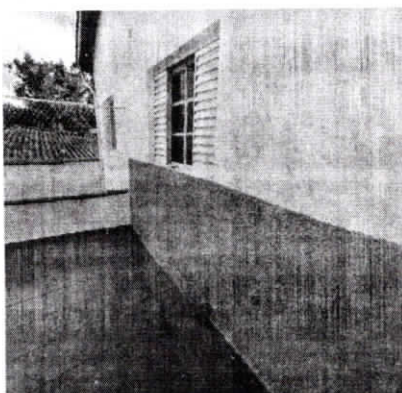
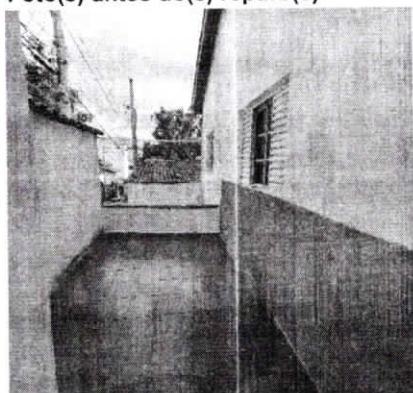


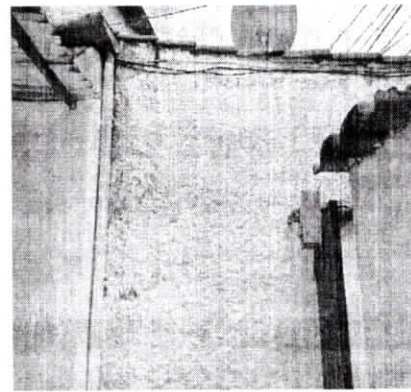
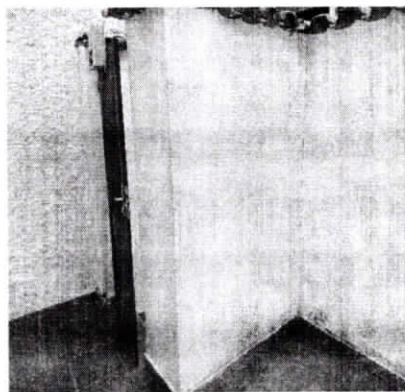
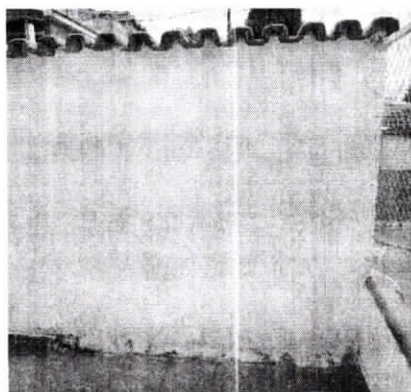
3.1 - Frente Interna / Parede: Lixar e pintar

Não realizado Visto: 13/12/2021 17:40

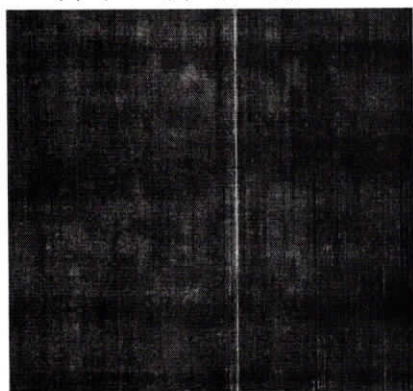
repintar para cobrir fundo verde

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





Foto(s) após o(s) reparo(s)

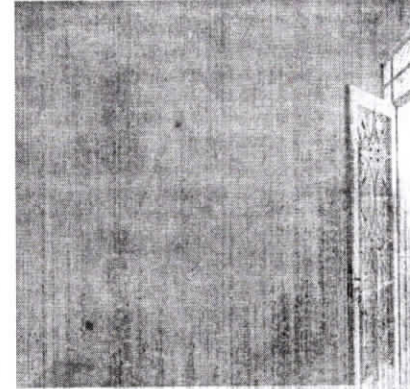
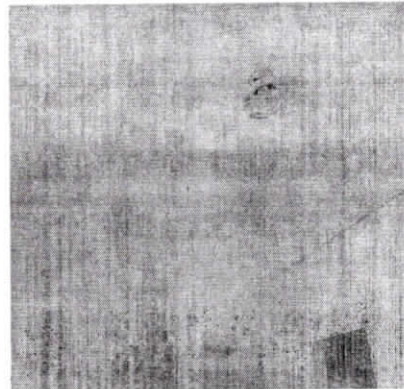
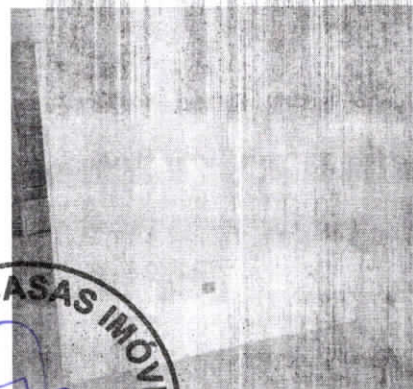
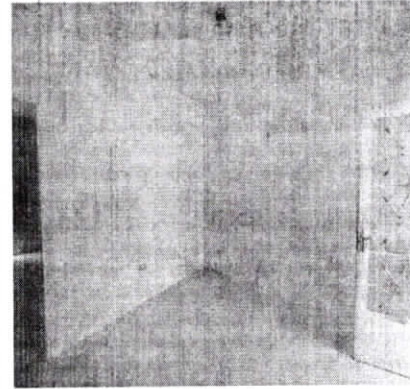
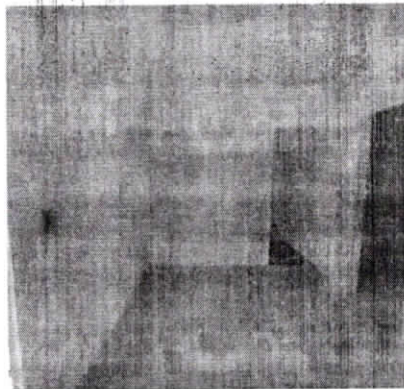
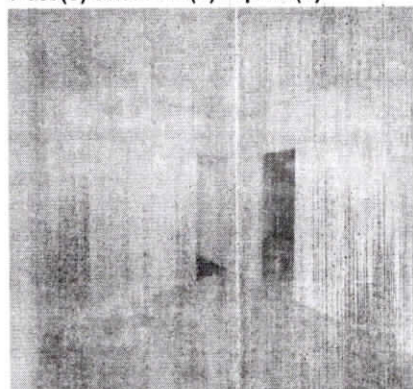


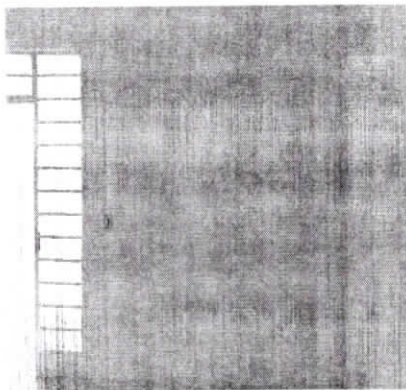
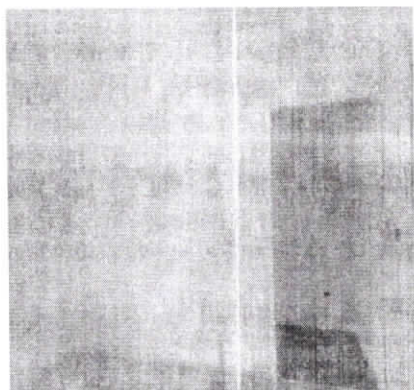
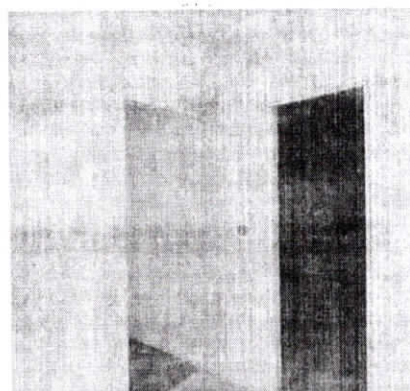
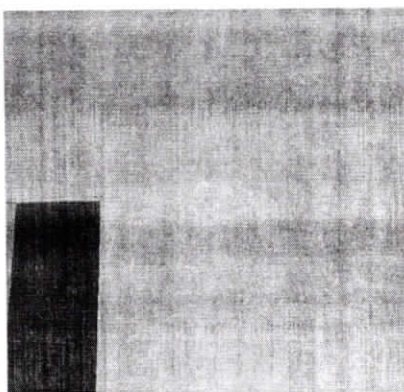
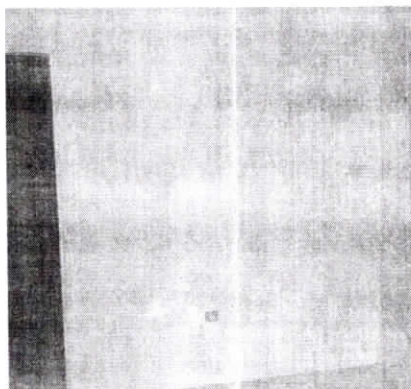
5.1 - Sala / Parede: Lixar e pintar

Não realizado Visto: 13/12/2021 08:47

repintar para melhor cobrimento (é possível notar que algumas paredes eram na cor azul)

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



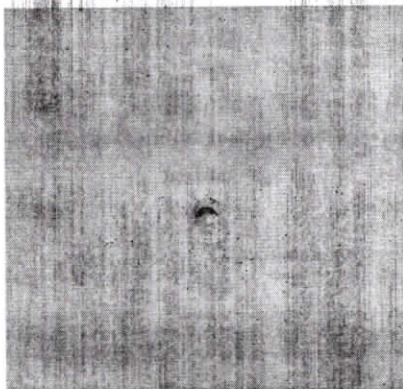
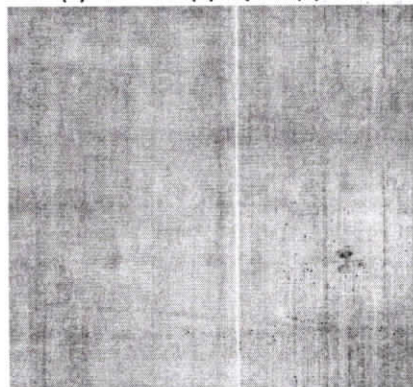


5.5 - Sala / Plafon: Repor

luminária

Não realizado **Visto: 13/12/2021 08:49**

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



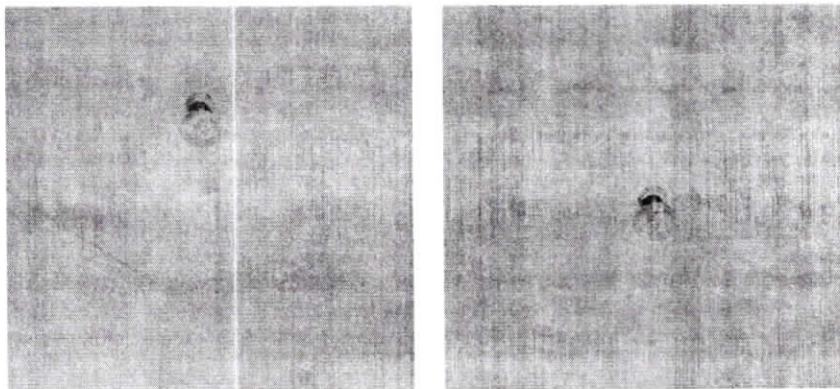
5.6 - Sala / Luminária: Trocar

lâmpada queimada

Não realizado **Visto: 13/12/2021 08:49**

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



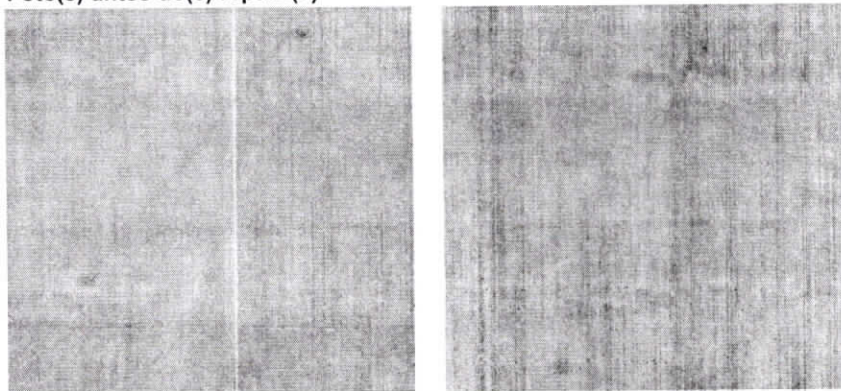


5.8 - Sala / Tomadas: Retirar

Não realizado Visto: 13/12/2021 08:49

tomada extra

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

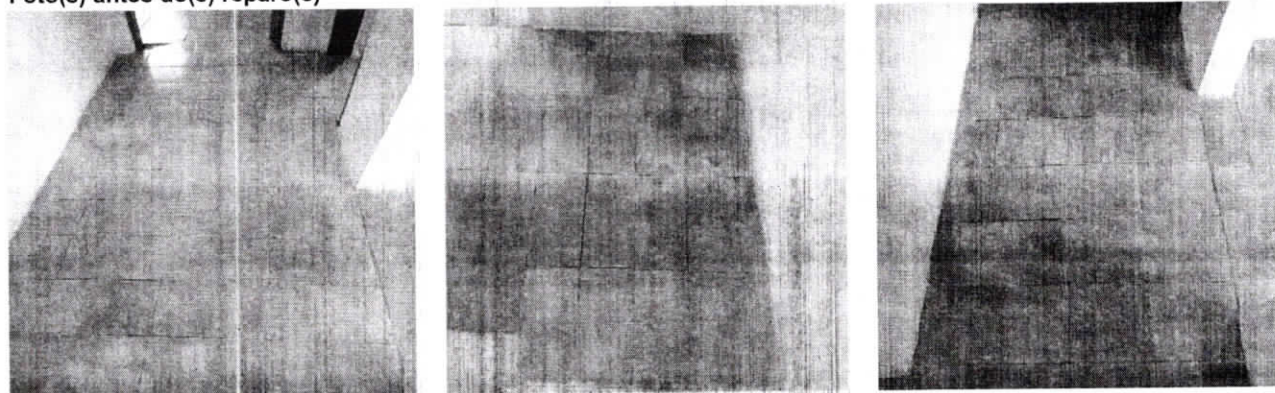


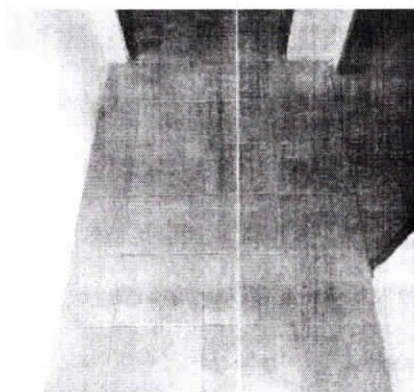
6.2 - Hall de Distribuição / Piso: Limpar mancha

Não realizado Visto: 13/12/2021 08:50

de tinta

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

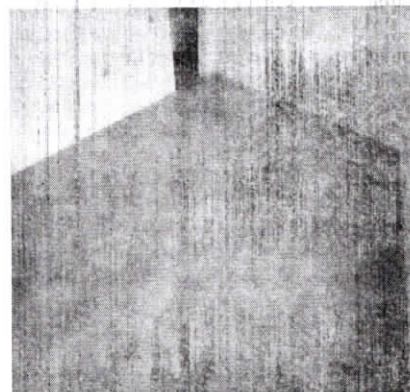
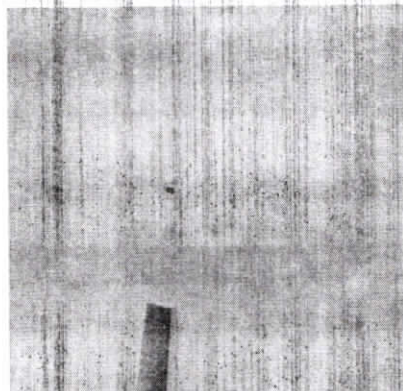
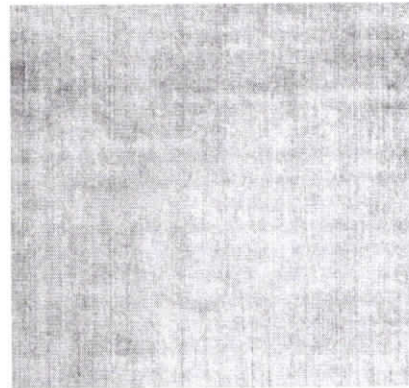
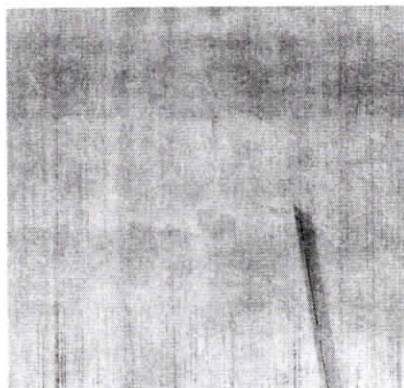
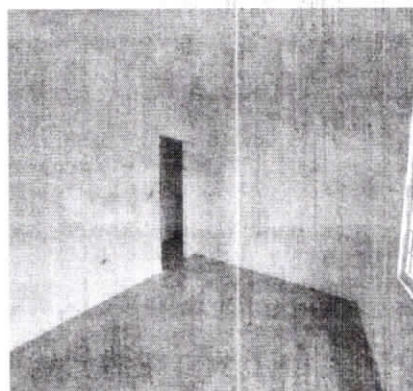
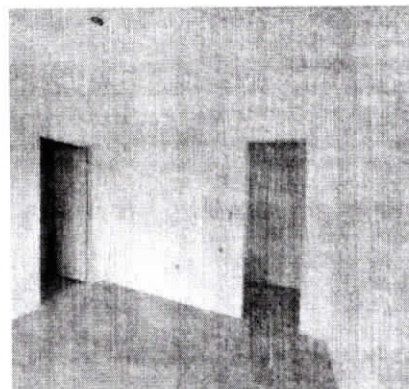
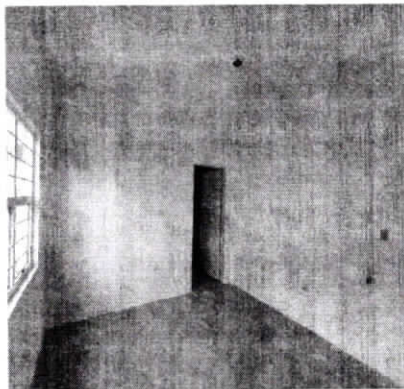


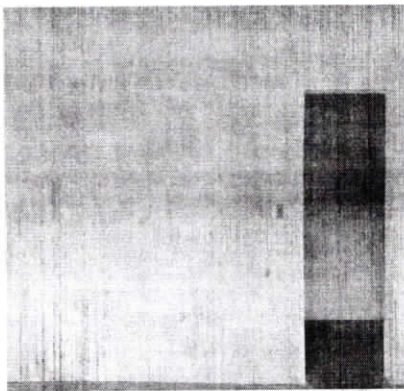
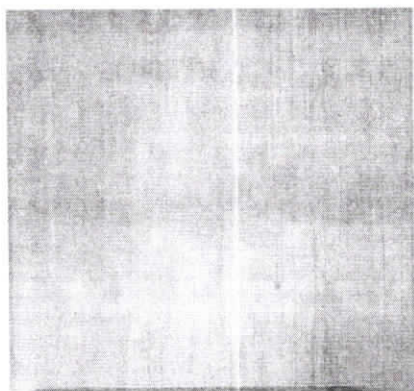
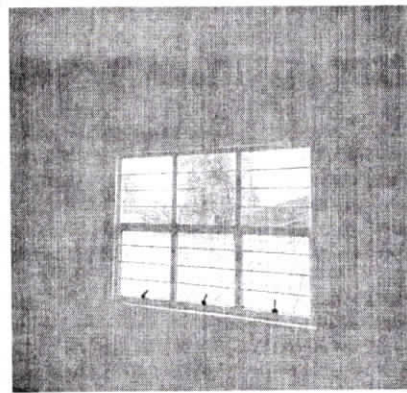
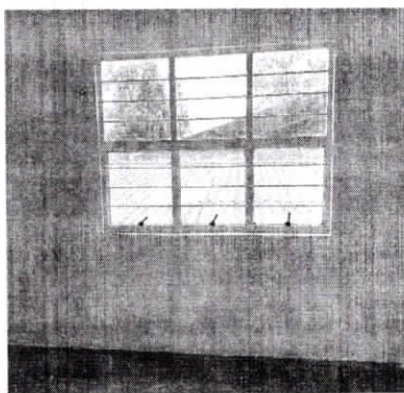
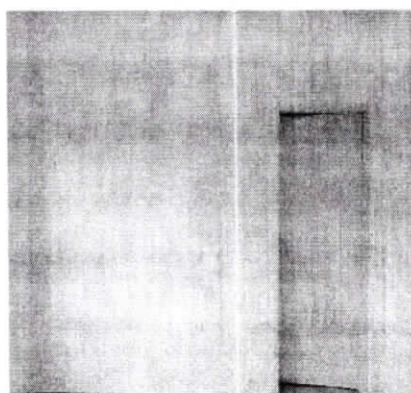


7.1 - Sala II / Parede: Lixar e pintar

Não realizado Visto: 13/12/2021 08:51

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

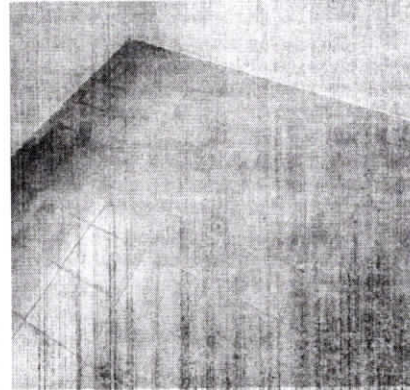
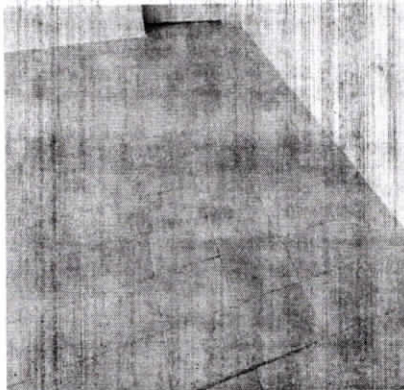
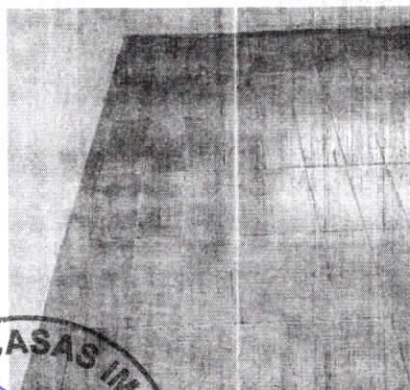
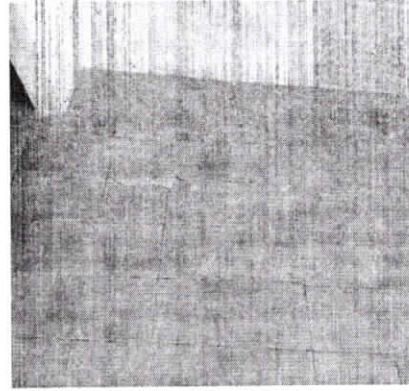
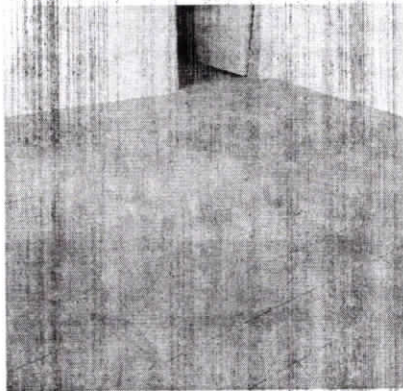
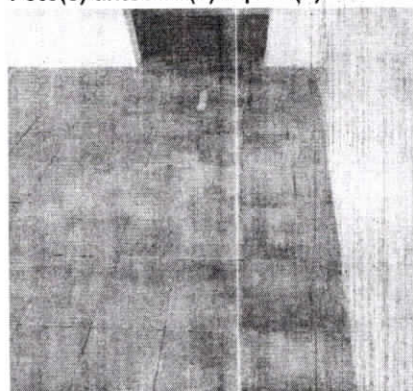




7.2 - Sala II / Piso: Fazer limpeza

Não realizado Visto: 13/12/2021 08:52

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



[Handwritten signature]

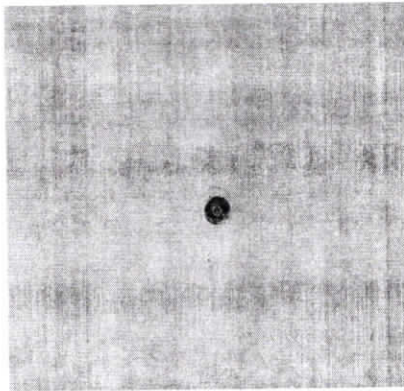
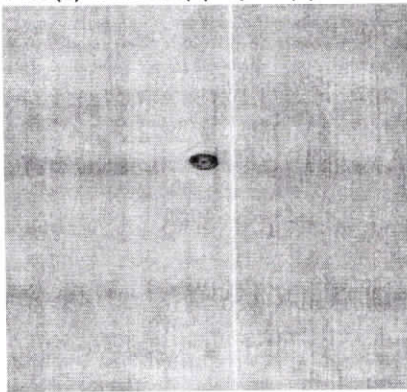
7.5 - Sala I / Plafon: Repor lâmpada

Não realizado Visto: 13/12/2021 08:52

[Handwritten signature]



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

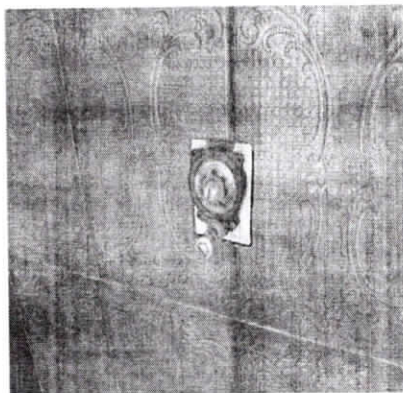
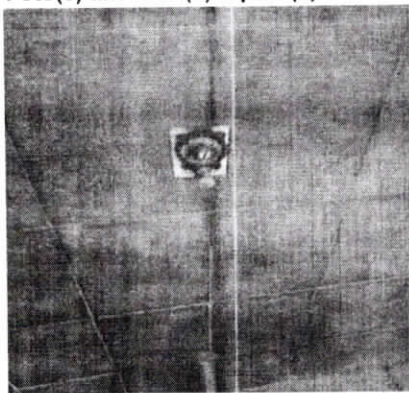


8.6 - Banheiro / Vaso Sanitário: Repor

Não realizado Visto: 13/12/2021 08:52

válvula hidra

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

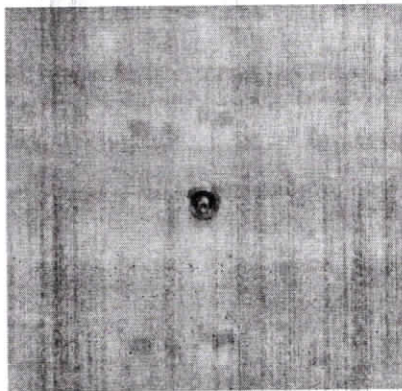
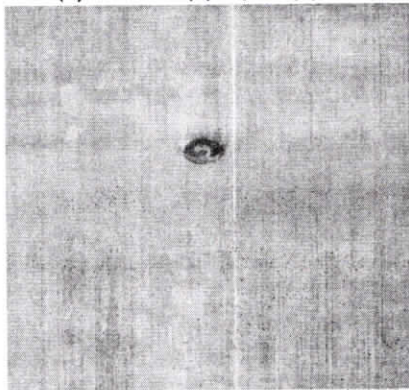


9.6 - Dormitório I / Plafon: Repor

Não realizado Visto: 13/12/2021 08:53

lâmpada

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



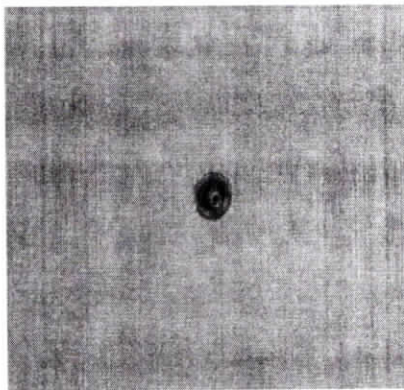
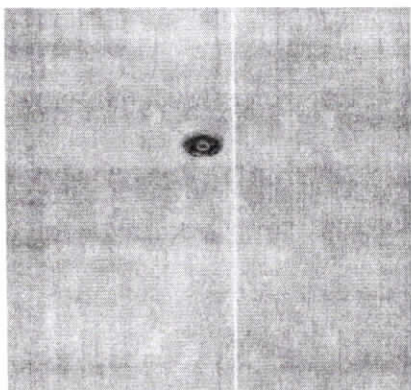
10.6 - Dormitório II / Plafon: Repor

Não realizado Visto: 13/12/2021 08:53

lâmpada

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



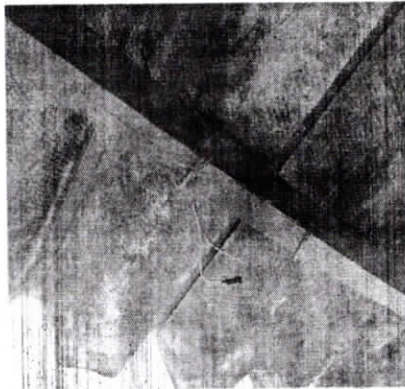
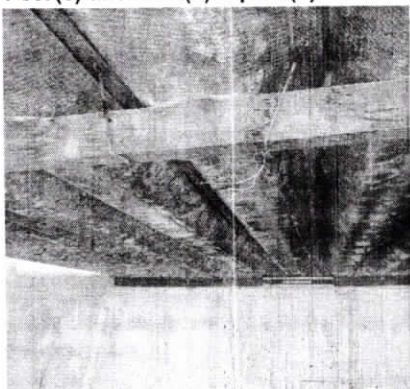


12.6 - Fundos / Luminária de Teto: Repor

Não realizado Visto: 13/12/2021 08:53

uma faltante

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

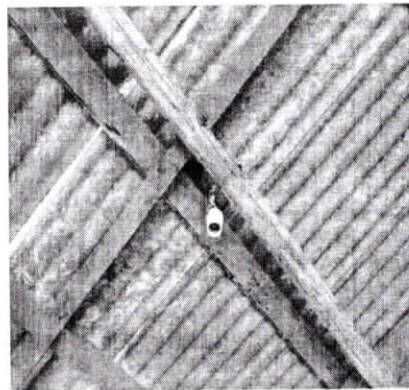
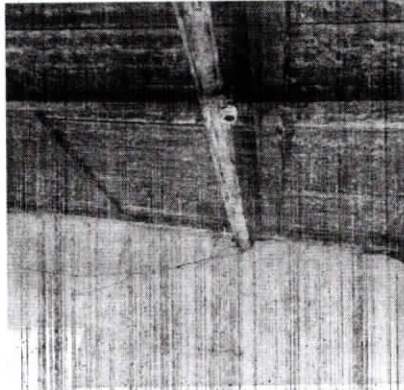
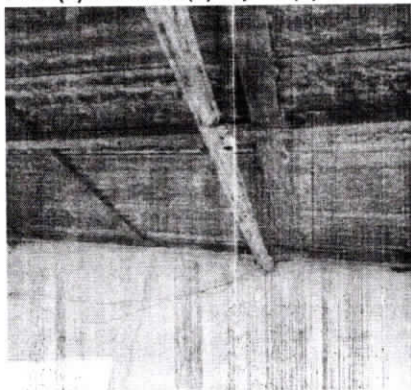


13.6 - Depósito Fundos / Soquete: Repor

Não realizado Visto: 13/12/2021 08:54

lâmpada

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



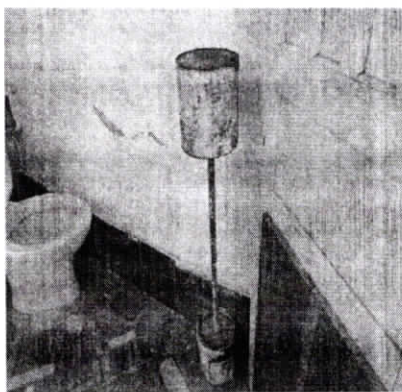
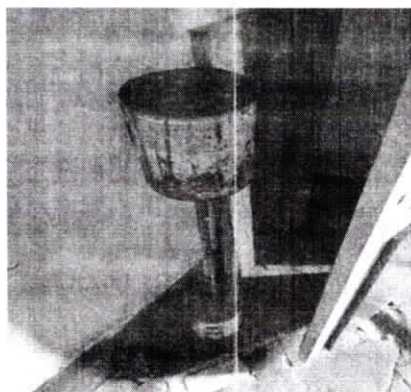
14.2 - Banheiro Fundos / Piso: Retirar

Não realizado Visto: 13/12/2021 08:54

barra

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





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, 15 de dezembro de 2021.

JOAO BARBOSA

CPF/MF N.º 753.487.648-68

Proprietário(a) I

CARLOS ROBERTO BARBOSA

CPF/MF N.º 028.153.948-04

Locatário(a) I

Dominai Final

Vistoriador(a) I

