

NOTICE OF RESIDENT(S) INTENT TO VACATE

TO: (Owner/Agent for Owner) _____

You are hereby given notice that the undersigned intends to terminate the residency and move from the premises

Located at _____

Unit # _____ (if applicable) City of _____, California Zip _____

on or before _____, 20_____

1. It is understood as follows:
 - a. That this notice is required by the California Civil Code, and
 - b. except as provided by law, rent shall be due and payable to and including the above stated date of termination or the end of my periodic tenancy, as required by the Rental Agreement, whichever is later

2. After all of the persons and possessions are removed from the premises, the undersigned will notify the Owner/Agent for Owner and return the keys for the premises.

The reasons resident(s) are terminating this Rental Agreement are as follows: _____

FORWARDING ADDRESS(ES): _____

If you are roommate intending to terminate your residency and move from the premises, your share of the security deposit stays with the unit. Signature of tenant/roommate vacating: _____.

The undersigned acknowledges that they may request a preliminary pre-move out inspection of the premises prior to vacating. Preliminary inspections may be conducted for a reasonable fee only during normal business hours within the two-week period prior to the termination of your residency. Your request must be in writing and should include a suggested date and time for entry to the premises. The owner will try to reach a mutually agreeable date and time to conduct the requested inspection.

You may but are not required to be present and, unless waived by you, a 48-hour notice will be given of the time of entry. Unless your request is withdrawn in writing at least 24-hours before the scheduled inspection entry will be made as noticed or as agreed if there has been a waiver.

Any deficiencies noted in the pre-move out inspection checklist may be corrected by you only in accordance with the terms and conditions of your rental agreement, which may require that only a licensed and bonded contractor perform any necessary repairs in order to return the premises to the same condition as it was at the inception of the tenancy. The inspection will be limited to visually accessible areas only and will not include areas obscured by occupants' personal property. The owner's final move-out inspection of the vacated premises will be used to determine any deductions from your security deposit. Invoice and proof of payment and release of any liens for all work performed must be provided to owner upon surrender of the premises.

The undersigned acknowledges that California C.C. 1950.5 requires that upon vacating of the premises, the landlord shall provide an itemized statement of deductions from the security deposit. Along with the itemized statement, the landlord shall also include copies of documents relating to costs incurred by the landlord to repair or clean the premises. If the landlord or his employee did the work, the itemized statement shall describe the work performed and include the time spent and the hourly rate charged. If not, the landlord shall provide the tenant a copy of the bill, invoice, or receipt supplied by the vendor and shall provide the name, address and telephone number of the vendor. If a deduction was made for materials or supplies, the landlord shall provide a copy of the bill, invoice, receipt, price list, or other vendor document stating the cost of the item used in the repair or cleaning of the unit.

In order to prevent delay in the return of the security deposit, the undersigned on behalf of all residents, hereby waives the above requirement to provide the information in advance. We reserve the right to request the above within 14 days after receipt of the accounting.

Date Resident

Date Resident

Date Resident

Date Resident