



Tenant(s): _____
Rental address: _____
Termination Date: _____

I understand that I have a legal right to an initial move-out inspection. (California Civil Code Section 1950.5.) The purpose of this inspection, which my landlord or manager will perform no earlier than two weeks before my termination date, is to give me a chance to avoid probable deductions from my security deposit. At the inspection, I'll be advised of intended deductions for deficiencies such as damage, excessive wear and tear, or the need to clean the rental unit. I understand that I may remedy these problems consistent with any repair rights or limitations that may be in my lease or rental agreement. I also understand that my landlord will re-inspect when I leave, and may deduct for deficiencies that:

- have been noted in the initial inspection but have not been satisfactorily remedied
- could not be seen during the initial inspection due to the presence of my possessions in the rental unit, or
- have appeared since the date of the initial inspection.

You have the right to be present at this inspection. If you are not present, the Landlord/Manager may proceed with the inspection without you.

You are not required to have your Premises inspected prior to termination of your tenancy.

Tenant, please initial one of the following:

- _____ I would like to be present at the inspection. Please contact me so that we can arrange for a mutually-convenient time.
- _____ I would like an initial inspection but do not wish to be present. Please give me 48 hours' notice of the day and time you will inspect.
- _____ I do not wish to have an initial move-out inspection.

If you do not complete and return this notice within 7 days after receiving it, or if you return this notice form but do not check the box indicating you want an inspection, the Landlord/Manager will presume that you DO NOT want an inspection prior to the termination of your tenancy.

Landlord/Manager

Date signed by Landlord/Manager

Tenant

Date signed by Tenant

Date form mailed to Tenant

Date form received from Tenant