

30 Day Notice of Intent to Vacate and Right to Request Pre-Move Out Inspection

Date: _____

I/We: _____

List all tenants

will be vacating # _____ located at _____

in the city of _____, Ca. Zip _____

I/We will be vacating on/or before _____, 20 _____

If you are vacating prior to your lease termination date, rent payments are still your responsibility until a new tenant takes possession of the apartment or the end of the Lease term. If applicable, a lease termination fee may apply.

Resident(s) are hereby notified of their legal right to request a Pre-Move Out Inspection of the Premises. Resident(s) may be present at the Pre-Move Out inspection, however, the inspection shall proceed whether Resident(s) are present or not. Owner/Agent will perform inspection after giving tenant at least 48 hours notice of the date and time of the proposed entry, unless such notice has been waived, with the purpose of preparing an itemized statement for 1) Cleaning 2) Damage Repair 3) Personal property or appurtenances, or return any personal property as itemized by Owner/Agent. Resident(s) may request a mutually acceptable date and time for the inspection, however, inspection must take place no earlier than two weeks prior to termination of tenancy. After Pre-Move Out Inspection, Resident(s) shall have the option to remedy any damage or uncleanness in the Premises and to restore, replace, or return of any personal property or appurtenances in the Premises. If Resident(s) chooses to do so, Resident(s) shall have the obligation to hire licensed and insured professionals, approved in writing by Owner/Agent in advance of any work done in the Premises. All work shall be at Resident(s) sole expense, and Residents(s) will hold Owner/Agent harmless therefore and provide Owner/Agent with release from such individuals evidencing full payment for any such repair or cleaning work. The fact that Resident(s) undertake to remedy any condition noted herein does not in itself relieve Resident(s) obligation to pay for further cleaning and/or repairs should Owner/Agent, in good faith, reasonably determine that additional cleaning and/or repairs are necessary to bring the Property/Unit to a condition deemed suitable by Owner/Agent to be offered to subsequent tenants.

Tenant must select one of the following:

- _____ Resident(s) waives the right to have a Pre-Move Out Inspection of the Premises.
- _____ Resident(s) is requesting a Pre-Move Out Inspection of Premises and would like to be present.
- _____ Resident(s) is requesting a Pre-Move Out Inspection of Premises, but will not be present.

I/We would like to schedule the Pre-Move Out Inspection (Optional) on _____, (within the last two weeks of my move-out date) and the Final Inspection on _____.

Keys will be returned to the Inspecting Agent at the Final Inspection. If you will not be present at the Final Inspection you must deliver keys to the office prior to the Final Inspection. There is an \$80.00 fee if keys are not returned to Kramer Investment Corporation.

POWER AND WATER MUST BE LEFT ON FOR ONE WEEK AFTER FINAL MOVE-OUT FOR MAINTENANCE TO PERFORM FINAL INSPECTION AND FOR CLEANING PURPOSES. IF UTILITIES ARE NOT LEFT ON, TURN ON FEES WILL BE CHARGED BACK TO TENANT.

Would you like to schedule a professional carpet cleaning? Y/N (circle one)

If yes, we contract with a professional carpet cleaning service after you have vacated the unit. You will be billed out of your Security Deposit. If no, you must have the carpet professionally cleaned and provide a receipt at your Final Inspection.

Would you like to schedule a professional cleaning? Y/N (circle one)

If yes, we contract with a professional cleaning company to clean after you have vacated the unit. If no, the unit must be cleaned for the Final Inspection. Please note that if you clean the unit yourself the unit may require additional cleaning to bring it to a condition deemed suitable to be offered to subsequent tenants.

Please provide a forwarding address to mail any Security Deposit refund due:

Forwarding address: _____ Phone: _____
_____ Email: _____

Tenant Signature Date Landlord Signature Date

Tenant Signature Date

Upon receipt of this form, Owner/Agent will contact Resident(s) to schedule the date and time of inspections, should Resident(s) request to be present for inspection.

For Management Use Only

The requested Pre-Move Out Inspection and Final Inspection of the above mentioned rental property has mutually been agreed to be as follows at said property:

Date: _____ Time: _____
(Pre-Move Out Inspection)

Date: _____ Time: _____
(Final Inspection)