

NOTICE OF RESIDENT'S OPTION TO REQUEST PRE-MOVE OUT INSPECTION

To: _____

Address: _____

You have the right to request a pre-move out inspection. The inspection's purpose is to identify any cleaning or repairs that would result in security deposit deductions if not cleaned or repaired before you vacate. After the inspection, Owner/Agent will provide an itemized statement of cleaning or repairs to be deducted from your security deposit. To avoid security deposit deductions, you may make corrections after the inspection but before the termination of your tenancy, if not prohibited by law or the rental agreement.

Within three weeks (21 days) after Owner/Agent has regained possession of your unit, Owner/Agent will send to your last known address an itemized statement indicating the security deposit received, deposit deductions and returning the remaining balance to you.

Owner/Agent will make a pre-move out inspection of your unit only if you request the inspection. The inspection will take place no earlier than two weeks before termination of your tenancy or the term specified in your lease. You have the right to be present during the inspection. The inspection may take place in your absence with your written consent.

State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you moved out.

Please indicate your choice below and return the completed form to Owner/Agent.

- I decline the pre-move out inspection.
- I request the pre-move out inspection of my unit, and I wish to be present. Contact me to arrange for the inspection at () _____ (telephone number).
- I request the pre-move out inspection of my unit, but I will not be present.

(If requesting pre-move out inspection, check only one option below)

- I waive my right to 48 hour notice by Owner/Agent prior to the Owner/Agent's entry into my unit to perform the pre-move out inspection, as allowed by Civil Code §1950.5(f)(1).
- I want Owner/Agent to provide 48-hour notice prior to entry of my unit to perform the pre-move out inspection.

Date: _____

Resident