



Tenant 30 Day Notice to Vacate & Right to Request an Initial Inspection

Date: _____

Property Address: _____

Tenant(s) Name: _____

This letter will serve as my/our 30 day written notice to vacate the above property address. The date on which I/we will surrender the property and turn in the keys will be: _____.

My forwarding address where I/we would like the Security Deposit mail to is:

Any extension, even for as little as one day or withdrawal of your 30 day notice must be submitted in writing and approved by Place Property Management or the owner of the property.

If you are paying your rent automatically online it is your responsibility to cancel the auto draw service after you make your last monthly payment. We are not able to cancel the online rent payment service for you. If you fail to do so, Place Property Management will not be held responsible for any NSF fees or bank fees. Also, it can take up to 10 days to refund any overpayment as we are not able to process any refunds until the funds have cleared our trust account.

Moving out or turning your keys in early does not release you from your obligations under the lease agreement including; yard care, utilities and paying rent. Failing to turn in the keys means the possession of the home was never returned to Place Property Management. We will continue to bill you until we receive the keys and possession of the property. You will not be allowed to enter the unit once the keys have been turned into Place Property Management.

Tenant Printed Name: _____ **Tenant Signature:** _____ **Date:** _____

Tenant Printed Name: _____ **Tenant Signature:** _____ **Date:** _____

Please be advised that you have the legal right to request an initial inspection of the above premises as relates to its condition and your security deposit. You have the right to be present during the inspection. You may decline the inspection by checking the appropriate box below.



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By signing below, you are requesting that Place Property Management make an initial inspection of the premises at a reasonable time, but no earlier than two weeks before the estimated termination of your tenancy based on the notice or end of the lease. The purpose of this inspection is to allow you the opportunity to correct any deficiencies in the premises to avoid deductions from your security deposit. Any repairs or cleaning must be done in a workmanlike fashion. You may not make repairs or remodels to the unit which are prohibited by the lease.

After the initial inspection, the owner or Place Property Management will provide you with an itemized statement specifying the repairs or cleaning that would be the basis for any deductions from the security deposit. This will not be a final accounting of the deductions from the security deposit. You may make the corrections which are not prohibited by the rental agreement or by law during the period following the inspection through the termination of tenancy in order to avoid deductions from the security deposit. You have the right to be present during the inspection; however, the inspection may take place in your absence with your consent.

No later than three weeks (21 days) after the owner or agent had obtained legal possession of the premises, you will be provided with an itemized disposition of the security deposit, indicating the basis for, and the amount of any security received and disposition of the security and the owner or agent will return any remaining portion of the security deposit to you.

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 your property and the length of time before it was reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that the property belonging to you was left behind after you moved out. **To Resident(s): Please check the appropriate boxes below, sign the form, and return it to Royalty Property Management with your 30 day notice.** *(Check only one option below)*

- I decline the initial inspection.
- I request the initial inspection of my unit and wish to be present.
- I request the initial inspection of my unit, but will not be present.

(If requesting initial inspection, check only one option below)

- I waive my right to 48 hour notice by the Owner/Agent prior to their entry of the unit to perform the initial inspection, as allowed by Civil Code section 1950.5 (f)(1)
- I want the Owner/Agent to provide a 48 hour notice prior to their entry of the unit to perform the initial inspection.

Tenant Name: _____ Tenant Signature: _____ Date: _____

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