

THIRTY DAY NOTICE OF RESIDENT(S) INTENT TO VACATE

To: Talmadge Canyon Park

You are hereby given notice that _____
Resident(s)

Intend(s) to terminate the tenancy and move from the premises located at:
San Diego, CA 92115 as of _____
Date

Address

It is understood as follows:

- a. that a Thirty Day Notice of Intent to Vacate is required by Section 1946 of California Civil Code for month to month tenancies;
- b. for a Resident of a fixed term lease, a Thirty Day Notice of Intent to Vacate does not release Resident from any obligation of the lease, including payment to the end of lease term;
- c. Resident's possession of the unit remains in effect until all belongings are removed and all key returned and except if provided by law, rent is due and payable up to and including the final date of possession, or thirty (30) days after service of this notice to Owner/Agent, whichever is later.
- d. Resident cannot use the security deposit as last month's rent. Rent is payable through the termination of the tenancy.

FORWARDING ADDRESS: _____

NEW PHONE NUMBER: _____

NOTICE OF RIGHT TO INITIAL INSPECTION

I understand that I have the right to request an initial inspection of my unit and to be present during that inspection, which shall occur no earlier than two weeks before the termination of the tenancy and during normal business hours. I also understand that at this initial inspection, the Owner/Agent will provide an itemized statement specifying repairs or cleaning that are proposed to be the basis for the deductions from the security deposit. I understand, however, that this may not be a final accounting of deductions from my security deposit. I understand that no later than three weeks (21 days) after Owner Agent has regained possession of the premises, Owner/Agent shall provide me with an itemized statement, indicating the basis for, and the amount of, any security received and the disposition of the security and shall return any remaining portion of such security deposit to Resident.

Check only one option below:

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

Contact me to arrange for the inspection: _____ *phone*

If requesting and initial inspection, check only one option below:

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

Resident *Date*

Resident *Date*

Resident *Date*

Resident *Date*