



Notice of Right to Request a Joint Pre-Move Out Inspection

Prepared by: Landlord _____ Phone _____
Agent _____ E-mail _____

DATE: _____, 20_____, at _____, California.

To Tenant(s): _____

Items left blank or unchecked are not applicable.

FACTS:

1. You are a Tenant under a rental or lease agreement
 - 1.1 dated _____, at _____, California,
 - 1.2 entered into by _____, as the Tenant(s) and
 - 1.3 _____ as the Landlord,
 - 1.4 regarding real estate referred to as _____
 - 1.5 which tenancy expires _____, 20 _____.

NOTICE:

2. You are hereby advised of your right to request and be present at at pre-move out inspection of the premises you occupy, and at the time of the inspection, be given Landlord's itemized statement of deficiencies specifying repairs and cleaning which will be the basis for deduction from your security deposit.
 - 2.1 The pupose for the inspection and the statement of deficiencies is to give your the opportunity to remedy or eliminate the itemized deficiencies before vacating to avoid a deduction of their cost from your security deposit.
 - 2.2 The inspection, if requested by you, may be scheduled no earlier than two weeks before the expiration of your tenancy, and is separate from Landlord's final inspection and accounting for your security deposit within 21 days after you vacate.
 - 2.3 If you do not request a pre-move out inspection, no inspection will be made prior to the final inspection after you vacate.
3. You may request an inspection at any time after you are given this notice by preparing the form attached to this notice and giving it to Landlord or his agent.
 - 3.1 On Landlord's receipt of your request, Landlord will attempt to set a mutually agreeable date and time for the inspection.
 - 3.2 On Landlord's receipt of your request, you will be given a written 48-hour notice of enty advising you of the date and time scheduled by Landlord for the inspection.
4. On completion of the scheduled inspection, whether or not you are present, Landlord or his agent will hand you or leave on the premises a copy of an itemized statement of deficiencies specifying repairs and cleaning which will be on the basis for deductions from your security deposit, unless you remedy or eliminate them prior to you vacating on or before your tenancy expires.
 - 4.1 Once you have requested an inspection you may withdraw the request at any time priopr to the inspection.

Date: _____, 20_____

Landlord/Agent: _____ DRE#: _____

Signature: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

E-mail: _____