

THIRTY DAY NOTICE OF RESIDENT(S) INTENT TO VACATE

To: Rental Property Professionals, Inc.

You are hereby given notice that _____ (Resident(s)) intend(s) to terminate the tenancy and to move from the premises located at:

_____,
(Street Address)

_____, CA _____,
(City) (Zip)

as of _____ (date you will turn in keys by time listed on your lease agreement).

It is understood as follows:

- That a Thirty Day Notice of Intent to Vacate is required by Section 1946 of California Civil Code for month-to-month tenancies and by the Lease Agreement for fixed-term tenancies;
- For Residents on a fixed-term lease, a Thirty Day Notice of Intent to Vacate does not relinquish Resident from any obligation of the lease, including payment to the end of the lease term;
- Resident's possession of the house remains in effect until all belongings are removed and all keys returned; and
- Except as 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 Manager, whichever is later.
- Resident cannot use the security deposit as last month's rent.** Rent is payable through the termination of the tenancy.

The resident's reason(s) for terminating the Lease Agreement is as follows: (optional)

Forwarding Address: _____

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 but no less than 5 days before the termination of the tenancy and during normal business hours (Monday through Friday from 9-4). I also understand that at this initial inspection, the Manager 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 the final accounting of deductions from my security deposit. I understand that no later than three weeks (21 days) after Manager has regained possession of the premises, Manager shall mail me an itemized statement, indicating the basis for, and the amount of, any security deposit received and the disposition of the security and shall return any remaining portion of such security deposit to me.

(Initial only ONE option below)

_____ I decline the initial inspection.

_____ I request the initial inspection of my house, and I wish to be present. I will call the office at (530)844-2590 at least 5 days prior to the requested date of the inspection.

_____ I request the initial inspection of my house, but I will not be present. Please come on _____ (preferred date to preform initial inspection of the home)

I understand that it is my responsibility to schedule my initial inspection, failure to schedule 5 days out or schedule will result in me declining the initial inspection.

Resident Signature(s): _____ Date: _____

_____ Date: _____