

THIRTY (30) DAY NOTICE OF INTENT TO VACATE

Please be advised that the undersigned intends to vacate the premises located at: _____
APT

ADDRESS CITY ZIP

I intend to move _____ being fully aware of Section 1946 of the Civil Code
DATE

of California, which states that a 30-day written notice must be given, and that rent shall be due and payable to and including the date of termination.

Reason for Move: _____

Forwarding Address: _____

Telephone: Day _____ Evening _____

NOTE :

Per Rental Agreement, Section 3,

a. "Except as prohibited by law, this agreement may be terminated by either party after service upon the other of a written 30-day notice of termination of Tenancy applicable after the one year lease. The one-year lease term begins on the date of *please refer to your lease* and ends on the date of *please refer to your lease*, at which time the lease shall terminate without further notice. A "month to month tenancy" shall be created only if the owner accepts rent from Resident thereafter. Any holding thereafter the 30-day notice, shall result in Resident being liable to Agent for "rental damages" at the fair rental value of twice the current daily rent." Your 30-Day Notice of Intent to Vacate expires at noon of your scheduled move-out date.

b. "The management reserves the right to enter any apartment at reasonable times for emergencies or other purposes, such as showing the apartment to prospective tenants, inspectors, contractors. Notice by the tenant of repairs, services or termination waives the management's requirement of providing notice of entry."

Per Rental Agreement, Section 11,

"Denial by the resident(s) from allowing the showing of the apartment at reasonable times to prospective tenants will result in "rental damages" at the current daily rent, in addition to the current daily rent due, from the time of denial to the actual time of moving out, or to the time permission is given. If the tenant moves out of the apartment before the 30 Day Notice of termination notwithstanding the delivery of the apartment keys, Agent has the right to prepare the apartment for re-rental without crediting the tenant for any unused rent."

Per rental agreement section 14,

Resident agrees not to use apartment deposit for last month's rent and understands that the last month's rent has not been paid. Agent may claim (withhold) of the security deposit only such amounts as are reasonably necessary to remedy tenant defaults as follows * (Refer to sections A to G)

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Back Side

General Cleaning

Trash, litter, furniture, clothing, papers, personal items or anything brought into the apartment or parking areas by the tenant needs to be removed from the property.

Additional Specific Cleaning Needed

- A. Window Covering, Drapes and Blinds and Shower Enclosure: Must be cleaned without smudges, streaks, and mineral deposits. Screens must be free of dust. Drapes free of dust, stains and wrinkles. Both sides of windows and window covering must be taken care of.
- B. All fixtures including tubs, showers, light fixtures and faucets.
- C. All appliances including stoves, refrigerators, (inside and outside), air conditioners (filters), wall heaters, faucets, and shower heads.
- D. All flooring: A general cleaning of Steps, Hardwood Floors, Linoleum/Tile, including areas under appliances, and Carpets (including closet areas) and garage floors must be free of spots, stains, marring, and dust.
- E. All appliances: Stoves/refrigerators inside and outside, air conditioners including filters cleaned of spots, stains, water and mineral marks and dust.
- F. Garage areas must be free of personal items, grease, dust, and locks.

Wear and Tear

Ordinary Wear: This is considered normal use, however this does not include: anything that has been scratched, marred, hole spots, tears, stains, rips, broken or missing items.

It is recommended that the tenant always attends to general cleaning however specific cleaning is viewed in another way. The tenant has the choice of taking care of the cleaning or have the landlord hire professionals. Cleaning will be charged to the tenant if not properly taken care. If the cleaning is not performed satisfactory the professionals may charge as much had the tenant not attempted the cleaning. In most cases tenants neither have the time, experience or inclination to bring the apartment back to its original condition.

Deposit Refund Policy

At termination of your tenancy, your apartment will be inspected by the manager only as a Preliminary Inspection. Tenant waives request for initial inspection if arrangements have not been received in a timely manner in writing. When the apartment is completely vacated it will be the Independent Inspector who determines the necessary corrective actions for apartment restoration to the apartment's original condition. After receiving your Itemized Disposition form you may request copies of all invoices if request is made on a timely manner.

TENANT _____ DATE _____

TENANT _____ DATE _____

MANAGER _____ DATE _____

This form must be signed by all parties in the presence of each other on the same date.

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Reference Data by Manager

Date Manager Received Notice _____ Date Faxed _____

Occupancy Period: From _____ To _____

Payment Record: On time _____ Late _____ Non-Sufficient Funds _____ Evicted _____

Complete **Procedure to Rent Apartment** Form _____

House Rules Followed: Yes _____ No _____ Notices Issued _____

Apartment Condition: Excellent _____ Fair _____ Poor _____