

STANDARD NOTICE OF RIGHT TO REQUEST INITIAL INSPECTION

Resident(s): _____

Street Address: _____ Unit # _____

City: _____ CA, Zip Code: _____

Owner/Agent: _____

Resident is advised that, by signing, dating and returning this form to Owner, Resident may request an Initial Inspection of the Premises be conducted by Owner, with or without Residents presence, for purposes of preparing an itemized statement of: (a) needed cleaning, (b) damage repair, and/or (c) personal property or appurtenances restoration, replacement or return. Such inspection will be performed by Owner/Agent, at a reasonable time within two weeks before termination. Owner/Agent shall give Resident at least 48 hours' notice of the date and time of Owner's proposed entry, unless such notice has been waived. Resident may be present for such inspection. Resident shall have the option to remedy any damage or uncleanness in the Premises, and to restore, replace or return any personal property or appurtenances therein, as itemized by Owner, up to the date of termination. If Resident chooses so to repair any of the damages, Resident shall hire licensed and insured professionals, approved in writing by Owner in advance of any remedial work being done in the Premises.

TO OWNER/AGENT: Please attempt to schedule a date and time with the undersigned to conduct an Initial Inspection of the Premises. Resident realizes that Owner will provide a written notice to Resident at least 48 hours prior to any entry for such inspection, unless such notice has been waived and that if a mutually agreeable date and time cannot be agreed upon, Owner will conduct the inspection without Resident's presence, if Resident still requests the inspection to be made. An itemized Initial Inspection Statement will be prepared and delivered to Resident.

Date Resident(s)

Date Resident(s)

Following the inspection Resident will be given an itemized statement specifying repairs or cleaning that are proposed to be the basis of any deductions from your security. Resident shall have the opportunity during the period following the initial inspection until termination of the tenancy to remedy the identified deficiencies as described above, through utilization of licensed and insured professionals.

Owner and Resident waive a written 48 hour notice of an Initial Inspection as indicated by their initials in the spaces provided below.

Owner/Agent's Initials _____ Residents' Initials _____

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 the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you moved out.

*This notice shall be given to Resident within a reasonable time of the tenancy termination date.



Your use of any of these forms constitutes your representation that you have counseled with your personal attorney before using the form, and in using the form you are relying on your attorney's counsel and your own investigation and not on any express or implied representation by SBRPA or any of its officers, directors, employees, or representatives.



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