

STANDARD INITIAL INSPECTION STATEMENT

As itemized below, Owner proposes to deduct the costs of: (a) Resident defaults under the Rental Agreement, (b) repair of damage to the Premises, (c) cleaning of the Premises and/or (d) restoration, replacement or return of personal property or appurtenances in the Premises, from Resident's Security Deposit once those costs have been determined, for the reasons set forth in California Civil Code Section 1950.5, which provides that Owner may deduct:

- (A) (1) The compensation of Owner for Resident's default in the payment of rent;
- (2) The repair of damage to the Premises, exclusive of ordinary wear and tear, caused by Resident or by a guest or licensee of Resident;
- (3) The cleaning cost of the Premises upon termination of the tenancy necessary to return it to the same level of cleanliness it was in at the inception of the tenancy;
- (4) To remedy defaults by Resident in any obligation under the Rental Agreement to restore, replace or return personal property or appurtenances, exclusive of ordinary wear and tear, if the Security Deposit is authorized to be applied thereto by the Rental Agreement or Security Deposit Addendum.
- (B) In addition, any Security Deposit shall be held by Owner for the Resident who is party to the Rental Agreement. The claim of a Resident for a Security Deposit refund shall be prior to the claim of any creditor of the Owner.

Itemized damages, cleaning or restoration, replacement or repair of personal property or appurtenances in or to the Premises not including costs thereof, are as follows (add pages as necessary):

Resident shall have the option to remedy any damage or uncleanliness in the Premises, and to restore, replace or return any personal property or appurtenances therein, as itemized by Owner in the Initial Inspection Statement, up to the date of termination and, if Resident chooses so to do, Resident shall have the obligation to hire licensed and insured professionals, approved in writing by Owner in advance of any work done in the Premises, to remedy damage or uncleanliness and/or to restore, replace or return any personal property or appurtenances in the Premises.

Owner/Agent _____

Date _____



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