



# PROPERTIES INTERNATIONAL

A 38 Development, Inc. Company

Real Estate Investments & Property Management

## 30 DAY NOTICE OF RESIDENT'S INTENT TO VACATE

Please be advised that the undersigned Resident intends to terminate residency of the premises listed below on \_\_\_\_\_ (date)

Street Address \_\_\_\_\_ Apt # \_\_\_\_\_ City \_\_\_\_\_ Zip Code \_\_\_\_\_

Home Telephone: \_\_\_\_\_ Mobile \_\_\_\_\_ Resident's Signature \_\_\_\_\_

This notice is in accordance with Sec. 1946 of the California Civil Code 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.

Under California Law, 21 calendar days or less after you move, your landlord must either:

- Send you a full refund of your security deposit, or
- Mail or personally deliver to you an itemized statement that lists the amounts of deductions from your security deposit and the reasons for the deductions, together with a refund of any amounts not deducted.

### Please Print Forwarding Address

Name(s) \_\_\_\_\_  All Residents  Roommate\*

Street \_\_\_\_\_ Apt # \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

REASON FOR MOVE \_\_\_\_\_ Resident Manager: \_\_\_\_\_ Date Received: \_\_\_\_\_

(Roommate move outs are exempt from the Initial Inspection)

\* \* \* \* \*

## INITIAL INSPECTION AND SECURITY DEPOSIT \*DOES NOT APPLY TO ROOMMATES

Effective January 1, 2003, Section 1950.5 of the Civil Code provides you the option to request an initial inspection of the apartment prior to move-out. The objective is to give you the opportunity to remedy any deficiencies as required by the agreement to rent or lease including repair, cleaning, damage, etc. that may reduce your security deposit. Such inspections are conducted during business hours no earlier than **two weeks** before your scheduled move-out date. Our business hours are from 9 a.m. to 5:00 p.m., Monday through Friday.

Does resident request an initial inspection? Yes \_\_\_ No \_\_\_ Inspection Date \_\_\_\_\_ Time \_\_\_\_\_

*Please be present at the inspection. However, if you request an initial inspection but do not show up as scheduled, by law, we are required to proceed to conduct the inspection in your absence.*

Should you decide to repair or fix any deficiencies found in the initial inspection by hiring your own contractors, you need to provide us with your contractor's licenses, proof of liability insurance (Properties International and the owners of the apartment building must be named as additional insured) and workers' compensation coverage plus your agreement to the following indemnification clause before any commencement of work:

Resident agrees in all cases to indemnify and hold Properties International, its owners, employees, agents, affiliates and the owners of the apartments free and harmless from all claims of loss or damage to property, and of injury or death to persons caused by resident's or his/her contractor's intentional acts and/or gross negligence while repairing or fixing such deficiencies.

When you vacate the unit, there will be a final inspection. This final inspection shall serve as the basis on which we will determine the actual refund of your security deposit.

Resident's Signature \_\_\_\_\_ Date \_\_\_\_\_

*Please drop off the form in the resident manager's box or mail it to Properties International*