



*"The Best Rating in Property Management"*

## THIRTY DAY NOTICE OF TENANT(S) INTENT TO VACATE

To: **Five Star Property Management** (Owner/Agent)

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

\_\_\_\_\_, \_\_\_\_\_  
(Street Address) (Apartment Number if Applicable)

\_\_\_\_\_, California \_\_\_\_\_  
(City) (Zip Code)

As of \_\_\_\_\_ Forwarding Address: \_\_\_\_\_  
(Date of the 30 Day Notice is Being Turned In) (Otherwise all correspondence will continue to be sent to original address)

It is understood as follow:

1. 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 Lease Agreement for fixed-term tenancies.
2. For Tenant(s) on a fixed-term lease, a Thirty Day Notice of Intent to Vacate does not relinquish Tenant(s) from any obligation of the lease, including payment to the end of the lease term.
3. Tenant(s) possession of the dwelling remains in effect until all belongings are removed and all key(s) returned.
4. 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 Management, whichever is later.
5. Tenant(s) cannot use the security deposit as last month's rent. Rent is payable through the termination of the tenancy.

The Tenant(s) reason(s) for terminating the Lease Agreement is as follow: **(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 seven (7) days before the termination of the tenancy and during the hours of 9:00am till 1:00pm. I also understand that at this initial inspection, the Management 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 Management has regained possession of the premises, Management shall provide me with an itemized statement, indicating the basis for, and the amount of, any security deposit received and the disposition of the security deposit and shall return any remaining portion of such security deposit to me.

***(Check only one (1) option below)***

- I decline the initial inspection.
- I request the initial inspection of my dwelling, and I wish to be present.
- I request the initial inspection of my dwelling, but I will not be present.

***(If requesting initial inspection, check only one (1) option below)***

- I waive my right to 48 Hour Notice by the Management prior to the entry of the dwelling to perform the initial inspection, as allowed by Civil Code Section 1950.5(f)(i).
- I want Management to provide 48 Hour Notice prior to entry of the dwelling to perform the initial inspection.

\_\_\_\_\_  
Tenant Signature Date Tenant Signature Date

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