

NOTICE OF INTENT TO VACATE

TO: **GOWER PROPERTIES**

DATE: _____

You are hereby given notice that the resident(s) listed below:

_____ (Residents)

Intend to terminate rental of the premises listed at below.

Street & Unit: _____ Unit _____

City, State, & Zip: _____ CA _____

We will be out of the property by: _____ (date).

Forwarding Address: _____

New Phone Number: _____

Reason for Vacating: _____

It is understood as follows:

- a. A Thirty Day Notice of Intent to Vacate is required by Section 1946 of California Civil Code for month-to-month tenancies and by the Lease Agreement for fix-term tenancies.
- b. For Residents on a fixed-term lease, a Thirty Day Notice of intent to vacate does not relinquish Resident from any obligation of the lease, including payment to the end of the lease term.
- c. The Resident's possession of the premises remains in effect until all belongings are removed and all keys returned; and
- d. 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 Landlord, whichever is later.
- e. Resident(s) cannot use the security deposit as last month's rent. Rent is payable through the termination of the tenancy.

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 2 weeks before the termination of the tenancy during normal business hours. I also understand that as part of this initial inspection, the Manager 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 is not the final accounting of deductions from my security deposit. I understand that no later than three weeks (21 days) after Manager has regained possession of the premises, Manager 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 portions of such security deposit to me.

Check only one of the following options:

- I decline the initial inspection
- I request the initial inspection of the premises, and I wish to be present
- I request the initial inspection of the premises, but I will not be present
- Contact me at this phone number to arrange for the inspection: _____

If requesting an initial inspection, check only one option below:

- I waive my right to 48 hour notice by the Manager prior to the entry of the apartment to perform the initial inspection, as allowed by Civil Code section 1950.(f)(1)
- I want Manager to provide 48 hour notice prior to entry of the premises to perform the initial inspection.

RESIDENT(S) SIGNATURES

Print Name: _____ Signature: _____ Date: _____

Print Name: _____ Signature: _____ Date: _____

Print Name: _____ Signature: _____ Date: _____

Print Name: _____ Signature: _____ Date: _____