

**30 DAY NOTICE
AND SECURITY DEPOSIT REFUND**

Date

Tenant Name _____

Tenant Address _____

I hereby give my 30 day notice to vacate on _____. It is understood that my security deposit will be returned if all requirements of my tenancy agreement are met. **Note:** The property is not considered vacated until all furniture and personal items are removed and all keys returned to Hutchins Realty.

Tenant Signature

Tenant Phone Number

Forwarding Address: _____

Notice to Tenant's of Option To Request Initial Move-Out Inspection

I understand that I have a legal right to an initial move-out inspection. (California Civil Code Section 1950.5.) The purpose of this inspection, which Hutchins Realty will perform no earlier than two weeks before my termination date, is to give me a chance to avoid probable deductions from my security deposit. At the inspection, I'll be advised of intended deductions for deficiencies such as damage, excessive wear and tear, or the need to clean the rental unit. I understand that I may remedy these problems consistent with any repair rights or limitations that may be in my lease or rental agreement. I also understand that Hutchins Realty will re-inspect when I leave, and that no later than three weeks (21 days) after Hutchins Realty has regained possession of the premises, Hutchins Realty will provide me with an itemized disposition of security deposit and will return any remaining portion of the security deposit

Tenant, please initial if you wish to arrange for an inspection. Please sign if you consent to waiver:

_____ **I would like to be present at the inspection.** A convenient time for Tenant to have this pre-termination inspection would be at the hour of _____ on _____, 2011.

Waiver: Valid only if signed by both Tenant and Landlord or his agent.

This waiver pertains to the requirement in California Civil Code Sec. 1950 (f)(1) calling for at least 48 hours prior written notice of the date and time for the joint pre-termination inspection requested by the Tenant. Tenant and Landlord hereby waive and agree to forego the 48 hour notice of intent to enter the dwelling, and agree to hold the inspection at a mutually acceptable date and time, not earlier than two weeks before expiration or termination of Tenant's tenancy

Tenant's signature: _____

Landlord's/Agent's signature: _____

_____ **I do not wish to have an initial move-out inspection.**

Tenant Signature

Date

Tenant Signature

Date