

30-Day Notice Of Resident(s) Intent To Vacate

Post Office Box, 3462, Shell Beach, CA 93448

(Telephone: 805/610-3949)

Today's Date/Time: _____, _____ *AM or PM*

Tenant(s) Name(s): _____, _____, _____, _____

Property Address: _____

We are hereby giving our 30-Day Notice to vacate as per our "Rental Agreement."

We will be vacating property on this Date & Time: _____, _____ *AM or PM*

It is understood as follows:

- a. 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 the Lease Agreement for fixed-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. Resident's possession of apartment remains in effect until all belongings are removed and all keys returned;
- 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 Manager, whichever is later.
- e. Resident cannot use security deposit as last month's rent. Rent is payable through termination of the tenancy.

Resident's reason(s) for terminating the Lease Agreement is as follows: *(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 two weeks before the termination of the tenancy and during normal business hours. I also understand that at 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 may not be 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 and shall return any remaining portion of such security deposit to me.

(check only one option below)

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

(if requesting initial inspection, check only one option below)

- I waive my right to 48 hour notice by Manager prior to entry of apartment to perform initial inspection, as allowed by Civil Code section 1950.5(f)(1).
- I want the Manager to provide 48 hour notice prior to entry of the apartment to perform initial inspection.

All Tenant(s) must sign:

Resident(s) Signature: _____ Date: _____

Resident(s) Signature: _____ Date: _____

Resident(s) Signature: _____ Date: _____

Resident(s) Signature: _____ Date: _____

* Your 30-Day Notice can be:

1) Fax to (805) 773-4663 or 2) Scan/email to richard@doubleheart.org or 3) Mailed to P.O. Box 3462, Shell Beach, CA 93448