

30-Day Notice of Tenant(s)/Resident(s) Intent To Vacate

Today's Date and Time: _____ 2020, _____ :00 *AM or PM*

Tenant(s) Name(s): _____

Property Address: 276 Palisade Avenue, Shell Beach, CA 93449

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

We will be vacating property on this Date & Time: _____ 2020, _____ :00 *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. Lease Rental Agreement Sections: 32 & 33.
- 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 rental home 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 Landlord/Manager, whichever is later.
- e) Resident cannot use security deposit as last month's rent. Rent is payable through termination of the tenancy.
- f) Overstayed Days per Lease will be subject to Resident Holdover Charges; equal to one & one-half (1 1/2) times Base Rent.

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 & to be present during inspection, which shall occur no earlier than 2-weeks before termination of tenancy & during normal business hours (or, if we mutually agree to earlier date). I also understand at this initial inspection, Landlord will provide an itemized statement specifying repairs or cleaning that are proposed to be the basis for deductions from the security deposit. I understand, however, this may not be the final accounting of deductions from my security deposit. I understand that no later than 3-weeks (21-days) after Landlord has regained possession of the premises, Landlord shall provide me with an itemized statement, indicating 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 rental home, but I will not be present.
- I request the initial inspection of my rental home, and I wish to be present.

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

- I waive my right to 24-hour notice by Landlord/Manager prior to entry of rental home to perform initial inspection, as allowed by Civil Code Section 1950.5(f)(1).
- I want the Landlord to provide 24-hour notice prior to entry of the rental home 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) Scan/email to: richard@doubleheart.org 2) Mail to: **P.O. Box 3462, Shell Beach, CA 93448;** or 3) Fax to: **(805) 773-4663**

