Coast & Valley
P R O P E R T I E S, INC.

NOTICE OF INTENT TO VACATE

TO: <u>Coast & Valley Properties, Inc.</u> Landlord

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

Property Address: _____ City: _____ State: _____ Zip: _____ as of _____ (vacating date)

It is understood as follows:

1. Please be reminded that a written 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;
2. YOUR SECURITY DEPOSIT MAY **NOT** BE USED TO PAY ANY PART OF YOUR RENT;
3. If notice does not comply with the terms of the lease agreement your will be held responsible for the rent until the property is re-rented or the lease expiration date.
4. Resident(s) possession of the home remains in effect until al belongings are removed and all keys returned; and 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.

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 provided and itemized statement specifying repairs or cleaning that are proposed to be the basis for the deductions from the security deposit within 24 hours of pre-inspection via e-mail or via United States postal service. 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 home, and I wish to be present
☐   I request the initial inspection of my home, and I will not be present

Make note that inspections are made Monday thru Friday ONLY. You will receive a letter confirming your inspection dates and times. If tenant is not ready for inspection as scheduled, a $25 re-inspection fee will be assessed. The property must be clean and proof of carpet cleaning, chimney cleaning and pest control (if applicable) must be presented and all keys are to be returned at the move-out inspection. If any work is needed, our office will have the work completed at the tenant's expense.

Forwarding Address: _____

Contact Phone: _____ Email Address: _____

Signature of Tenant: _____ Date: _____