



THIRTY DAY NOTICE OF RESIDENT(S) INTENT TO VACATE

To: Excel Property Management (Owner/Agent)

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

(Street Address), Apartment # (if applicable)

(City), CA (Zip)

as of (date).

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 the apartment 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 Manager, whichever is later.
e. Resident cannot use the security deposit as last month's rent. Rent is payable through the termination of the tenancy.

The resident's reason(s) for terminating the Lease Agreement is as follows:

Forwarding Address:

New Phone Number:

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

Please contact our office to make the appointment for Pre-Inspection 2 weeks prior to move out day.

Contact me at this phone number to arrange for the inspection:

(if requesting 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 1950.5(f)(1).
I want Manager to provide 48 hour notice prior to entry of the apartment to perform the initial inspection.

Resident Signature(s): Date: