



STANDARD NOTICE OF RIGHT TO REQUEST INITIAL INSPECTION

TO: _____
(Renter)

PREMISES: _____
(Address) (St., Ave., Blvd., etc.) (Apt. No.)

(City) (Zip Code)

FROM: _____
(Owner)

Re: Renter's Right to Request an Initial Inspection*

Renter is advised that, by signing, dating and returning this form to Owner, Renter may request an Initial Inspection of the Premises be conducted by Owner, with or without Renter's presence, for purposes of preparing an itemized statement of: (a) needed cleaning, (b) damage repair, and/or (c) personal property, appurtenances, restoration, replacement or return. Such inspection will be performed by Owner, giving Renter at least 48 hours notice of the date and time of Owner's proposed entry unless such notice has been waived. Renter may be present for such inspection but shall have the obligation to remedy any damage or uncleanness in the Premises, and to store, replace or return any personal property or appurtenances therein, as itemized by Owner. Upon termination and, if Renter chooses so to do, Renter shall have the obligation to hire licensed and insured professionals, approved in writing by Owner in advance of any work done in the Premises, to remedy damage or uncleanness and/or to store, replace or return any personal property or appurtenances in the Premises.

TO OWNER/RENTER: Please attempt to schedule a date and time with the undersigned to conduct an Initial Inspection of the Premises. Renter realizes that Owner will provide a written notice to Renter at least 48 hours prior to any entry for such inspection, unless such notice has been waived, and that if a mutually agreeable date and time cannot be agreed upon, Owner will conduct the inspection without Renter's presence if Renter still requests the inspection be made and an itemized Initial Inspection Statement be prepared and delivered to Renter.

Renter

Owner and Renter waive a written 48 hour notice of an initial inspection, as indicated by their initials in the spaces provided below.

Owner's Initials

Renter's Initials

*This notice shall be given to Renter within a reasonable time of the tenancy termination date. The initial inspection shall be done during the last two weeks of Renter's occupancy.



STANDARD INITIAL INSPECTION STATEMENT

As itemized below, Owner proposes to deduct the costs of: (a) Renter default under the Rental Agreement, (b) repair of damage to the Premises, (c) cleaning of the Premises, (d) restoration, replacement or return of personal property or appurtenances in the Premises from Renter's Security Deposit once those costs have been determined, for the reasons set forth in California Civil code Section 1950.5, which provides that Owner may deduct:

- (A) (1) The compensation of Owner for Renter's default in the payment of rent;
- (2) The repair of damage to the premises, exclusive of ordinary wear and tear caused by Renter or by a guest or licensee of Renter;
- (3) The cleaning cost of the Premises at termination of the tenancy necessary to return it to the same level of cleanliness as at the beginning of the tenancy.
- (4) To remedy defaults by Renter in any obligation under the Rental Agreement to restore, replace, or return personal property or appurtenances, exclusive of ordinary wear and tear, from any Security Deposit authorized to be applied thereto by the Rental Agreement or Security Deposit Agreement.
- (B) In addition, any Security Deposit shall be held by Owner for the Renter who is party to the Lease or Rental Agreement. The claim of a Renter for a Security Deposit refund shall be prior to the claim of any creditor of Owner.

Itemized damages, cleaning or restoration, replacement or repair of personal property or appurtenances in or to the Premises not including costs hereof, are as follows (Add pages as necessary):

Renter shall have the option to remedy any damage or uncleanliness in the Premises and to restore, replace or return any personal property or appurtenances therein, itemized by Owner in the Initial Inspection Statement, up to the date of termination and, if Renter chooses so to do, Renter shall have the obligation to hire licensed and insured professionals approved in writing by Owner in advance of any work done in the Premises, to remedy damage or uncleanliness or to restore, replace or return any personal property or appurtenances in the Premises.

Dated: _____
Owner/Agent