

MOVE-OUT AND INITIAL INSPECTION NOTICE

Lessee _____
 Leased Premises _____ # Unit _____
 Move Out Reason _____
 Move-Out Date _____
 Phone (_____) _____ - _____

Move-Out Notice

In accordance with the State Law, Lessee(s) hereby give the required 30-day notice of my intention to vacate the above listed Address. Lessee(s) shall not be deemed to have surrendered possession of the Leased Premises until such time as the keys are delivered. Security deposit shall not constitute any part of the last month's rent. **PRORATED RENT(S) WILL BE CHARGED UNTIL KEYS ARE RETURNED.**

Civil Code Section 1950.5(b) provides that the security deposit must be applied as follow: compensation for default in rent, repair of damages, cleaning of premises upon termination of tenancy, replacement and/or restoration of property. The balance of the Security deposit shall be returned to Lessee(s) within twenty-one (21) days after termination of Lessee(s)'s tenancy and complete surrender of the Leased Premises, given Lessee(s) has fully complied with all the terms in the Lease Agreement, by the following methods:

If checked, Lessee(s) elect a check of any remaining portion of the security deposit to be mailed to the Lessee(s)'s forwarding address provided below. Lessee(s) understand that the check will be made payable toward all Lessee(s) unless all Lessee(s) submit a notarized instruction designating otherwise.

Forwarding address: _____

C/O (if applicable): _____

If checked, Lessee(s) elect an electronic deposit of any remaining portion of the security deposit to a bank account or other financial institution previously designated in existing resident portal setup by the Lessee(s). All Lessee(s) must submit a notarized instruction designating one account in which the full amount of the remaining security deposit shall be transferred.

Initial Inspection Notice

Please check applicable options:

I decline the Initial Inspection

I request the Initial Inspection, Inspection Date: _____, Time: _____

I wish to be present I **WILL NOT** be present

I request 48-hour notice I waive my right to a 48-hour notice
 as allowed by Civil Code section 1950.5 (f) (1)

Lessee: _____	Signature: _____	Date: _____
Lessee: _____	Signature: _____	Date: _____
Lessee: _____	Signature: _____	Date: _____
Lessee: _____	Signature: _____	Date: _____

BEN LEEDS PROPERTIES (on behalf of Lessor):

Building Manager: _____