

NOTICE OF YOUR RIGHT TO REQUEST INITIAL INSPECTION

Date: _____

To: _____ [Tenant]

From: _____ [Landlord]

Re: _____ [Tenant's Address]

Pursuant to California Civil Code section 1950.5(f), you have the right to request an initial inspection of your unit ("the premises") prior to vacating the premises. You have the right to be present at this inspection.

Upon your request, an initial inspection of the premises shall be made by me (or my agent) prior to any final inspection made after you have vacated the premises. This inspection, if requested by you, will be made at a reasonable time within two weeks before your tenancy termination date or end of lease date.

The purpose of the initial inspection is to allow you an opportunity to remedy identified deficiencies, in a manner consistent with our respective rights and obligations under the rental agreement, in order to avoid deductions from your security that may be taken pursuant to California Civil Code section 1950.5 to compensate for reasonably necessary repair or cleaning of the premises beyond ordinary wear and tear or as otherwise allowed by California Civil Code section 1950.5(b).

Every attempt will be made to schedule this initial inspection at a mutually acceptable date and time. You will be given at least 48 hours' prior written notice of the date and time of the inspection if either a mutually time is agreed upon or a mutually-agreed time cannot be scheduled but you still wish to have an inspection. We may both agree to forgo the 48-hour prior written notice by signing a written waiver to that effect. The inspection will be conducted whether or not you are present unless you withdraw your request for an inspection before the inspection date.

Following the inspection, you will be given an itemized statement specifying repairs or cleaning that are proposed to be the basis of any deductions from your security. You shall have the opportunity during the period following the initial inspection until termination of the tenancy to remedy identified deficiencies, in a manner consistent with our respective rights and obligations under the rental agreement, to avoid deductions from your security.

If you choose not to request an initial inspection, my duties as landlord under California Civil Code section 1950.5(f) “are discharged” as provided in section 1950.5(f).

Your request for an initial inspection pursuant to this notice may be delivered to me in writing at:

Address

City

State

Zip

Landlord/Agent Printed Name: _____

Landlord/Agent Signature: _____