

**NOTICE OF RIGHT TO INSPECTION PRIOR TO TERMINATION OF TENANCY**

To: \_\_\_\_\_ (“Tenant”) and any other occupant(s)  
 in possession of the premises located at: \_\_\_\_\_ (Street Address) \_\_\_\_\_ (Unit/Apmt.)  
 (City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip Code) \_\_\_\_\_ (“Premises”)

**PURPOSE OF NOTICE:** Either landlord or landlord’s agent (“Landlord”) has provided a 60-day Notice to Vacate, or Tenant has provided a 30-day Notice to Vacate and Landlord will be conducting an interior inspection of the premises. Pursuant to California law, the Landlord must give the Tenant written notice of the Tenant’s right to request an initial inspection of the rental and to be present during this inspection. The Landlord must give this notice to the Tenant a “reasonable time” after either the Landlord or the Tenant has given the other written notice of intent to terminate (end) the tenancy. If the Tenant has a lease, the Landlord must give the Tenant this notice a “reasonable time” before the lease ends. If the Tenant does not request an initial inspection, the Landlord does not have any other duties with respect to the initial inspection. When the Tenant requests an initial inspection, the Landlord and the Tenant must try to agree on a mutually convenient date and time for the inspection. The inspection cannot be scheduled earlier than two weeks before the end of the tenancy or lease term. In any event, the inspection should be scheduled to allow the tenant ample time to perform repairs or do cleaning identified during the initial inspection. The Landlord must give the Tenant at least 48 hours’ advance written notice of the date and time of the inspection whether or not the parties have agreed to a date and time for the inspection. The Landlord is not required to give the 48-hour notice to the Tenant if: (i) the parties have not agreed on a date and time, and the tenant no longer wants the inspection; or (ii) the Landlord and Tenant have agreed in writing to waive (give up) the 48-hour notice requirement.

1. Pursuant to California Civil Code §1950.5, you have the right to request that the Landlord make an inspection of the Premises prior to the termination of your tenancy for the purpose of giving you an opportunity to remedy deficiencies (**consistent with your lease or rental agreement**), in order to avoid certain deductions from your security deposit.
2. You have the right to be present at this inspection. If you are not present, the Landlord may proceed with the inspection without you.
3. This inspection can be conducted no earlier than two weeks prior to the termination of your tenancy. Your lease or rental agreement is scheduled to terminate on \_\_\_\_\_.
4. The inspection must be conducted during normal business hours unless both you and the Landlord agree to a different date and time. The Landlord prefers to conduct the inspection on \_\_\_\_\_ at \_\_\_\_\_ ( AM/ PM).
5. You are not required to have your Premises inspected prior to termination of your tenancy.
6. **If you want an inspection prior to termination of your tenancy you must check the box in paragraph 8 below and return this Notice to Landlord at the indicated address within 7 days after receiving this Notice.** If you do not return this Notice within 7 days, then Landlord will presume you do not want an inspection prior to termination of your tenancy. Even if you return this Notice within 7 days, if you have not completed it by checking paragraph 8, then Landlord will presume you do not want an inspection prior to termination of tenancy.
7. State law permits former tenants to reclaim abandoned personal property left at the former address of the Tenant, subject to certain conditions. You may or may be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former Landlord after being notified that property belonging to you was left behind after you moved out.

Progressive Property Management, Inc. Branch Manager \_\_\_\_\_ Date \_\_\_\_\_  
 1251 Yorba Linda Blvd. Placentia CA 92870 (714) 528-3100 [info@propropinc.com](mailto:info@propropinc.com)

8. **I WANT** an inspection of the Premises prior to the termination of my tenancy.
  - a. If a date and time is specified in paragraph 4, please schedule the inspection for that date and time.
  - OR** b. Please contact me at \_\_\_\_\_ to schedule an inspection either because no date and time is specified in the paragraph 4 or because I request a different date and time from that specified.
9. **I DO NOT WANT** an inspection of the Premises prior to the termination of my tenancy and I release and hold harmless Landlord, Brokers and Managers from any and all liability in connection with this decision.

Tenant \_\_\_\_\_ Date \_\_\_\_\_  
 (Print name)

Tenant \_\_\_\_\_ Date \_\_\_\_\_  
 (Print name)

My forwarding address and phone number is specified below:  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_