

# RIGHT TO REQUEST INITIAL MOVE-OUT INSPECTION

To: \_\_\_\_\_  
*All Resident(s) at the premises located at the following address:*

\_\_\_\_\_  
*Street Address* \_\_\_\_\_ *Unit Number*  
\_\_\_\_\_, CA \_\_\_\_\_  
*City* \_\_\_\_\_ *Zip Code*

- Resident(s) are hereby notified of their legal right to request an Initial Final Inspection of the premises. Resident(s) may be present at the Initial Final Inspection, however, the inspection shall proceed whether Resident(s) are present or not. Owner/Agent will perform inspection after giving tenant at least 48 hours notice of the date and time of the proposed entry, unless such notice has been waived with the purpose of preparing an itemized statement for: 1) *Cleaning*, 2) *Damage Repair*, 3) *Personal property or appurtenances, replacement, or return any personal property as itemized by Owner/Agent*.
- Resident(s) may request a mutually acceptable date and time for the inspection. However, inspection must take place no earlier than two weeks prior to termination of tenancy.
- After Initial Final Inspection, Resident(s) shall have the option to remedy any damage or uncleanliness in the premises and/or to restore, replace, or return any personal property or appurtenances in the premises.
- If Resident(s) chooses to do so, Resident(s) shall have the obligation to hire licensed and insured professionals, approved in writing by Owner/Agent in advance of any work done in the premises. All work shall be at Resident(s) sole expense, and Resident(s) will hold Owner/Agent harmless therefore and provide Owner/Agent with release from such individuals evidencing full payment for any such repair or cleaning work. The fact that Resident(s) undertake to remedy any condition noted herein does not in itself relieve Resident(s) obligation to pay for further cleaning and/or repairs should Owner/Agent, in good faith, reasonably determine that additional cleaning and/or repairs are necessary to bring the Property/Unit to a condition deemed suitable by Owner/Agent to be offered to subsequent tenants.

**Tenant must select one of the following:**

- Resident(s) waives the right to have an Initial Final Inspection of the premises.
  - Resident(s) is requesting Initial Final Inspection of premises and would like to be present.
  - Resident(s) is requesting Initial Final Inspection, but will not be present.
- (If Resident(s) is requesting to be present, please provide telephone number below to arrange inspection with Owner/Agent)*

Resident(s): _____	Owner/Agent: _____
<i>Signature</i>	<i>Signature</i>
_____	Date: _____
<i>Signature</i>	Telephone: ( ) _____
_____	Address: _____
Date: _____	City, State, Zip: _____
Telephone: ( ) _____	

***After signing above, Resident(s) must return this form to Owner/Agent(s) address listed within 3 business days.***

*Upon receipt of form, Owner/Agent will contact Resident(s) should Resident(s) request to be present for inspection.*  
The requested Initial Final Inspection of the above mentioned rental property has mutually been agreed to be as follows at said property:

Date: \_\_\_\_\_ Time: \_\_\_\_\_ [ ] AM [ ] PM