HILL PROPERTIES

Tenant's Response Regarding Initial Inspection

Tenant: _____

Address: _____

_____

Lease Termination Date _____

You are herby notified of your legal right to an initial move-out inspection of your unit. (California Civil Code Section 1950.5.)

The purpose of this inspection, which your landlord or manager will perform at a reasonable time no earlier than two weeks and 48 hours before your termination date, is to give your a chance to avoid probable deductions to your security deposit. At the inspection, you'll be advised of intended deductions for deficiencies such as damage, excessive wear and tear, or the need to clean the rental unit. You may not make repairs to the unit that are prohibited by the lease agreement. Adjustments for deficiencies noted by the tenants on the move in inspection sheet will be made during the preparation of the itemization.

Understand that you may remedy these problems consistent with any repair rights or limitations that may be in your lease or rental agreement. Also understand that your landlord will re-inspect when you leave, and may deduct for deficiencies that:

- have been noted in the initial inspection but have not been satisfactorily remedied

- could not be seen during the initial inspection due to the presence of my possessions in the rental unit, or

- have appeared since the date of the initial inspection.

No later than three weeks (21 days) after the owner/agent has regained possession of the premises, owner/agent will provide you with an itemized disposition of security deposit, indicating the basis for, and the amount of, any deductions and return any remaining portion of such security deposit paid by you.

Tenant, please initial one of the following:

_____ I would like to be present at the initial inspection. Please contact me so that we can arrange for a mutually convenient time.

_____ I would like an initial inspection but do not wish to be present. Please give me 48 hours' notice of the day and time you will inspect.

_____ I do not wish to have an initial move out inspection

_____
Tenant   date

Contact # to Schedule _____

_____
Landlord   date rcvd