

THIRTY-DAY NOTICE OF RESIDENT(S) INTENT TO VACATE

TO: _____ Jackson Arms Apartments _____ (Landlord)

You are hereby given notice that _____ (Resident(s))

intend(s) to terminate the tenancy and to move from the premises located at:

_____, Unit # (if applicable) _____
(Street Address)
_____ , CA _____
Hayward 94544
(City) (Zip)

as of _____ (Date).

It is understood as follows:

- a. that a Thirty-Day Notice of Intent to Vacate is required by Section 1946 of California Civil Code for month-to-month tenancies;
- b. for a Resident on a fixed-term lease, a Thirty-Day Notice of Intent to Vacate does not release Resident from any obligation of the lease, including payment to the end of the lease term;
- c. Resident's possession of the unit remains in effect until all belongings are removed and all keys returned; and
- d. except as provided by law, rent is due and payable up to and including the final date of possession, or thirty (30) days after service of this notice to Landlord, whichever is later.
- e. Resident cannot use the security deposit as last month's rent. Rent is payable through the termination of the tenancy.

The Resident's reason(s) for terminating the Rental Agreement is as follows: *(optional)*

Forwarding Address: _____

New Phone Number: _____

NOTICE OF RIGHT TO INITIAL INSPECTION:

I understand that I have the right to request an initial inspection of my unit and to be present during that inspection, which shall occur no earlier than two weeks before the termination of the tenancy and during normal business hours. I also understand that at this initial inspection, the Landlord will provide an itemized statement specifying repairs or cleaning that are proposed to be the basis for the deductions from the security deposit. I understand, however, that this may not be a final accounting of deductions from my security deposit. I understand that no later than three weeks (21 days) after Landlord has regained possession of the premises, Landlord shall provide me with an itemized statement, indicating the basis for, and the amount of, any security received and the disposition of the security and shall return any remaining portion of such security deposit to Resident.

(Check only one option below)

- I/We decline the initial inspection.
- I/We request the initial inspection of my unit, and I wish to be present.
- I/We request the initial inspection of my unit, but I will not be present.

Contact me to arrange for the inspection. _____ (phone)

(If requesting initial inspection, check only one option below)

- I/We waive my right to 48-hour's notice by the Landlord prior to his/her entry of the unit to perform the initial inspection, as allowed by Civil Code section 1950.5(f)(1)
- I/We want Landlord to provide 48-hour's notice prior to his/her entry of the unit to perform the initial inspection

_____	_____	_____	_____
Date	Resident	Date	Resident
_____	_____	_____	_____
Date	Resident	Date	Resident
_____	_____	_____	_____
Date	Resident	Date	Resident

