

**NOTICE OF RESIDENT OPTION TO REQUEST INITIAL INSPECTION OF THE RENTAL PROPERTY,  
PRE MOVE OUT FORM:**

**TO:** \_\_\_\_\_  
All residents (tenant(s), sub tenant(s) in possession of property, full names here

Property Address: \_\_\_\_\_

1. You are hereby notified that you have the legal right to request an initial inspection of your unit, and you have the right to be present during that inspection.
2. Upon your request, the Owner/Agent or Manager will make an initial inspection of your unit at a reasonable time, but not earlier than two weeks before the termination of tenancy or the end of the lease date.
3. The purpose of this inspection is to allow you the opportunity to identify and correct any deficiencies in the unit in order to avoid deductions from the security deposit.
4. You may not make any repairs to the unit that are prohibited by the rental agreement or lease agreement.
5. After the initial inspection, the Owner/Agent or Manager will provide you with an itemized statement specifying the repairs or cleaning that will be the basis for any deductions to the security deposit. This will not be a final accounting of deductions from the security deposit.
6. You may make the corrections (that are not prohibited by the rental agreement or by law) during the period following the inspection through the termination of the tenancy in order to avoid deductions from the security deposit.
7. You have the right to be present during the inspection; however, the inspection may take place in your absence with your consent.
8. No later than three weeks (21 days) after Owner/Agent/Manager has regained possession of the premises, Owner/Agent/Manager will provide you with an itemized disposition of security deposit, indicating the basis for, and the amount of any security deposit that was received and the disposition of such for any damages. Manager, or owner(s) will then return any remaining portion of the security deposit to you, or make a request for sums to cover any damages.

Date: \_\_\_\_\_ Property Manager AAA Property Management: Larry Daly, Sr. Owner

**Return of this form to: AAA Property Management, 1220 Diamond Way, Suite 220, Concord, CA 94520.**

\_\_\_\_\_ I decline the initial inspection (you have an option to decline a pre-inspection)

\_\_\_\_\_ I request the initial inspection of my unit, and I wish to be present.  
(I understand another property inspection will be done after the move out)

\_\_\_\_\_ I request the initial inspection of my unit, but I will not be present (self explanatory)

Resident phone number to contact to arrange for the inspection \_\_\_\_\_

(please check only one box below and then return this form via email or US Mail.

\_\_\_\_\_ I waive my right to 48 Hour Notice by the Owner/Agent prior to their entry of the unit to perform the initial inspection as allowed by Civil Code section 1950.05(f)(1)

\_\_\_\_\_ I want Owner/Agent/Manager to provide 48 hour notice prior to their entry of the unit to perform the initial inspection

**Date:** \_\_\_\_\_ **Tenant Signature** \_\_\_\_\_

**Date:** \_\_\_\_\_ **Tenant Signature** \_\_\_\_\_