

Acknowledgement by Owner of Receipt of Notice to Vacate by Residents

California Civil Code §1950.5

Resident(s): _____

Owner/Agent: ATLAS MANAGEMENT GROUP _____

Leased Premises: _____ Unit #: _____

City: SAN DIEGO _____ State: CA _____ Zip: _____

Pursuant to Residents' notice of intent to vacate, the rental agreement between Owner/Agent and Residents and/or California Law, the termination date of Residents' tenancy is _____, 20____ ("Termination Date") and the rent owed up through the Termination Date is \$ _____, which is pro-rated at \$ _____ per day for _____ days.

All Residents of the Premises must fully vacate (persons and property) and return all keys to Owner/Agent or Residents will remain liable for all rent and other terms of the rental agreement until actual possession of the Premises is given to Owner/Agent. Termination Date above constitutes a firm date that Owner/Agent can rely upon to be returned possession of the Premises. Owner/Agent may use this Termination Date to pursue Owner/Agent's legal remedies against Residents if Premises are not fully vacated and keys returned by Termination Date. All rent and other charges agreed upon under the rental agreement is due and payable up through the date Residents fully vacate and return all keys or Termination Date (whichever is later). The security deposit may not be used by Residents to pay for the last month's rent.

PRELIMINARY MOVE-OUT INSPECTION NOTICE: Residents understand and have been hereby notified pursuant to Ca. Civil Code Section 1950.5 that they have an option to request an initial inspection of the Premises by Owner/Agent to occur within the two weeks prior to their Termination Date and they have a right to be present at this inspection. At this pre move-out inspection, Owner/Agent will provide Residents with a check-list of repairs/deficiencies that Residents will have an opportunity to cure (pursuant to the terms of the rental agreement) prior to Owner/Agent's final inspection at move-out, to avoid deductions from Residents' security deposit. If Residents request this pre move-out inspection, Owner/Agent will give Residents at least 48 hours prior written notice of the date and time of the inspection. Owner/Agent will proceed with the inspection if Residents are not present unless Residents previously withdraw the request.

Pursuant to California law, Owner/Agent may show the Premises to potential tenants after giving Residents reasonable notice, or at least 24 hours notice. Furthermore, Owner/Agent will not be responsible for personal items left in the Premises, such as cable boxes, telephones and other personal items.

Owner/Agent:

ATLAS MANAGEMENT GROUP _____ Date _____



Southern California
Rental Housing Association