

Notice of Resident's Right to Request Pre Move-Out Inspection

Civil Code section 1950.05(f)(1)

Resident(s): _____
and All Unnamed Occupants.

Owner/Agent: ATLAS MANAGEMENT GROUP _____

Leased Premises: _____ Unit #: _____

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

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, Owner/Agent will make an initial inspection of your unit at a reasonable time.
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 modifications or repairs to the unit that are prohibited by the rental or lease agreement.
5. After the initial inspection, Owner/Agent 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 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 21-days after return of possession, you will be provided 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.

Date: _____ Return this form to Owner/Agent

Owner/Agent:
ATLAS MANAGEMENT GROUP _____ Date _____

Resident please check only one box below.

| | |
|--------------------------|--|
| <input type="checkbox"/> | I decline the initial inspection. |
| <input type="checkbox"/> | I request the initial inspection of my unit, and I wish to be present. My phone number to contact to arrange for the inspection is () _____-_____. |
| <input type="checkbox"/> | I request the initial inspection of my unit, but I will not be present. My phone number to contact to arrange for the inspection is () _____-_____. |

Resident please check only one box below.

| | |
|--------------------------|---|
| <input type="checkbox"/> | 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) |
| <input type="checkbox"/> | I want Owner/Agent/ to provide 48 hour notice prior to their entry of the unit to perform the initial inspection. |

Resident(s): _____ Date _____
_____ Date _____
_____ Date _____
_____ Date _____



Southern California
Rental Housing Association