

30 Day Notice To Vacate

Date Notice To Move Given: _____

Date Notice Expires: _____

Name(s): _____

Address of said premises: _____

I am giving my notice to vacate my unit. I understand that I am entitled to a preliminary walk-through or initial inspection with the landlord two weeks prior to my move-out date. I understand that it is my responsibility to call the office at 822-4557 or 822-4688 to arrange a date and time if I wish to have this walk through done 2 weeks prior to my move-out date as per California Civil Code Section 1950.5.

I also understand that it is a requirement of Strombeck Properties that I call for an inspection the day before my move-out date to arrange a move-out inspection. I understand that at that point my unit will be vacated of any furniture and other personal items and cleaning done. I understand that I cannot schedule the carpets to be professionally cleaned. Strombeck Properties will schedule them to be done and will take the costs out of your security deposit. A copy of the bill will be given to you with your deposit. I also understand that I am not allowed to do any wall patching and/or touch-up painting in my unit. Also at the time of the final walk through, **all** keys will be handed over and a forwarding address given to the landlord. I also understand that my security deposit along with an itemized sheet listing any charges will be mailed to me within 21 days starting from the day **all** keys were turned in and the move-out inspection was completed. **If no forwarding address is given, it will be mailed to your old address.**

I understand that if I fail to schedule a check-out inspection on my move-out date and I turn in my keys to the drop box on-site of the complex instead of handing them over to the property manager personally, I will be held responsible for any additional days and damages to the unit, including painting and cleaning beyond normal wear and tear ...etc. that is needing to be done in the unit after the property manager has obtained the keys and has inspected the unit prior to any maintenance, painting crews ...etc. entering the unit.

I also understand that I will be charged for any days that exceed the move-out date that my keys are not turned in and the move-out inspection scheduled by me the tenant. I further understand that this notice is legally binding and that if I fail to vacate the unit on my move-out date, Strombeck Properties can and will institute legal proceedings for unlawful detainer against me to recover possession of said premises.

Tenant Signature

Date

Current Contact Phone Number