

30 Day Notice To Vacate

Date Notice To Move Given: _____

Date Notice Expires: _____

Name(s): _____

Address of said premises: _____

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

We also understand that it is a requirement of Strombeck Properties that we call for an inspection the day before our move-out date to arrange a move-out inspection. We understand that at that point our unit will be vacated of any furniture and other personal items and cleaning done. We understand that we 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 us with our deposit. We also understand that we are not allowed to do any wall patching and/or touch-up painting in our unit. Also at the time of the final walk through, **all** keys will be handed over and a forwarding address given to the landlord. We also understand that our security deposit along with an itemized sheet listing any charges will be mailed to us 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.**

We understand that if we fail to schedule a check-out inspection on our move-out date and turn in our keys to the drop box on-site of the complex instead of handing them over to the property manager personally, we 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.

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

Tenant Signature

Date

Tenant Signature

Date

Current Contact Phone Number