



# Tenant 30 Day Notice to Vacate & Right to Request an Initial Inspection

**Date:** \_\_\_\_\_

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

**Tenant(s) Name:** \_\_\_\_\_

This letter will serve as my/our 30 day written notice to vacate the above property address. The date on which I/we will surrender the property and turn in the keys will be: \_\_\_\_\_.

**My forwarding address where I/we would like the Security Deposit mail to is:**

\_\_\_\_\_

Any extension, even for as little as one day or withdrawal of your 30 day notice must be submitted in writing and approved by Place Property Management or the owner of the property.

If you are paying your rent automatically online it is your responsibility to cancel the auto draw service after you make your last monthly payment. We are not able to cancel the online rent payment service for you. If you fail to do so, Place Property Management will not be held responsible for any NSF fees or bank fees. Also, it can take up to 10 days to refund any overpayment as we are not able to process any refunds until the funds have cleared our trust account.

Moving out or turning your keys in early **does not** release you from your obligations under the lease agreement including but not limited to: paying rent, utilities and services, or yard care. Failing to turn in the keys means the possession of the home was **never** returned to Place Property Management. We will continue to bill you until we receive the keys and possession of the property. You will not be allowed to enter the unit once the keys have been turned into Place Property Management.

**Tenant Printed Name:** \_\_\_\_\_ **Tenant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Tenant Printed Name:** \_\_\_\_\_ **Tenant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Please be advised that you have the legal right to request an initial inspection of the above premises as relates to its condition and your security deposit. You have the right to be present during the inspection. You may make a selection by checking the appropriate box below.

By signing below, you are requesting that Place Property Management perform a (pre) initial inspection of the premises at a reasonable time, but no earlier **than two weeks** before the estimated termination of your tenancy based on the notice or end of the lease. The purpose of this inspection is to allow you the opportunity to correct any deficiencies in the premises to avoid deductions from your security deposit. Any repairs or cleaning must be done in a workmanlike



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fashion. You may not make repairs or remodels to the unit which are prohibited by the lease. You have the right to be present during the inspection; however, the inspection may take place in your absence with your consent. If you request to be present, Place Property Management will offer you no more than two (2) dates/times (during normal business hours) that we may mutually agree upon.

Following the pre-move-out inspection, Place Property Management shall provide the Tenant with an itemized statement specifying any cleaning, repairs, or other deficiencies that may constitute the basis for deductions from the security deposit. This statement shall **not** be deemed a final accounting of the security deposit. The tenant may, to the extent permitted by the rental agreement and applicable law, remedy the identified conditions during the period between the inspection and the termination of tenancy in order to avoid such deductions.

Pursuant to *California Civil Code §1950.5(g)*, within **twenty-one (21)** calendar days after the Owner or Agent has regained lawful possession of the Premises, the Tenant shall be provided with an itemized statement accounting for the disposition of the security deposit. The statement shall specify the basis for, and the amount of any deductions made. Any remaining portion of the security deposit shall be returned to the tenant together with any required documentation, in accordance with the provisions of California law.

Under state law, former tenants may have the right to reclaim personal property left behind at the rental address, subject to certain conditions. Reclaiming the property may involve additional costs, depending on storage expenses and how long it remains unclaimed. Generally, the sooner you contact your former landlord after receiving notice of the abandoned property, the lower these potential costs are likely to be.

**To Resident(s): Please check the appropriate boxes below, sign the form, and return it to Place Property Management with your 30 day notice.** *(Check only one option below)*

- I decline the initial inspection.
- I request the initial inspection of my unit and wish to be present.
- I request the initial inspection of my unit, but will not be present.

*(If requesting initial inspection, check only one option below)*

- 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 1950.5 (f)(1)
- I want the Owner/Agent to provide a 48 hour notice prior to their entry of the unit to perform the initial inspection.

Tenant Name: \_\_\_\_\_ Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant Name: \_\_\_\_\_ Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# Notice and Election- Electronic Return of Security Deposit CA

Pursuant to California Civil Code §1950.5 (as amended by AB 414, effective January 1, 2026)



**Tenant Information: Name(s):** \_\_\_\_\_

**Rental Property Address:** \_\_\_\_\_

**Lease Start Date:** \_\_\_\_\_ **Lease End Date:** \_\_\_\_\_ **Date Notice Provided:** \_\_\_\_\_

**Notice of Rights:** This notice is provided to you in compliance with California Civil Code §1950.5(h)(2)(A)(ii).

Because your security deposit was paid electronically, and there is no written agreement designating another method for return, California law provides that:

- Upon termination of the tenancy, you have the right to receive the return of your security deposit electronically.
- The electronic return may be made by direct deposit to a bank or financial institution, or by another electronic or virtual payment method available to the landlord.
- You may instead elect to receive the security deposit by paper check but that election must be made in writing.

## **Tenant Election (Complete One Section Only)**

**Option 1 – ELECTRONIC RETURN (Default Under Law):** I elect to receive the return of my security deposit electronically.

**Preferred Electronic Method:**  ACH / Direct Deposit (Bank Transfer Only) **Please complete below:**

Bank / Financial Institution Name: \_\_\_\_\_ Account Type:  Checking  Savings

Routing Number: \_\_\_\_\_ Account Number: \_\_\_\_\_

Account Holder Name (if different): \_\_\_\_\_

*I authorize the landlord or property manager to return my security deposit electronically via ACH / direct deposit using the information provided above.*

**Tenant Initials** \_\_\_\_\_, \_\_\_\_\_ **Date:** \_\_\_\_\_

**Option 2 – ALTERNATIVE RETURN METHOD (Written Agreement Required):** I elect **not** to receive the return of my security deposit electronically and instead agree to the following alternative method:

Paper Check mailed to forwarding address:

\_\_\_\_\_  
**Tenant Initials:** \_\_\_\_\_, \_\_\_\_\_ **Date:** \_\_\_\_\_

## **Acknowledgment**

*I acknowledge receipt of this notice and understand my rights regarding the return of my security deposit under California law.*

**Tenant(s) Signature:** \_\_\_\_\_, \_\_\_\_\_ **Date:** \_\_\_\_\_