

Western Management  
PROPERTIES, INC.  
NOTICE OF INTENT TO VACATE

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Resident

This is to serve as a (60) day notice of my/our intent to vacate the premises located at:

\_\_\_\_\_  
On: \_\_\_\_\_

You have the right to request an initial inspection of your unit and to be present during that inspection, which shall occur no earlier than two weeks before the termination of the tenancy and during normal business hours. At this initial inspection, the landlord will provide an itemized statement specifying repairs, items to be replaced, or cleaning that are proposed to be the basis for deductions from the security deposit. This is not the final accounting of deduction from the security deposit. A separate Notice of Resident's Option to Request an Initial Inspection is provided with this Notice or will follow within a reasonable time. Please complete the form and return it to Landlord if you wish to arrange for an initial inspection.

I/We authorize you to show the premises to prospective residents in accordance with the terms of our rental agreement.

The reason I am/we are vacating the premises:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
My/Our forwarding address is:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
I/We understand that sixty (60) day notice of my/our intent to vacate is required or I/We may be liable for your rental loss. I/We also understand that you are required to return my/our security deposit and/or a list of itemized deductions within twenty one (21) days of the date we actually vacate the unit, providing I/we have given your proper notice.

\_\_\_\_\_  
Received By:

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Date

678 14<sup>th</sup> Street  
OAKLAND, CA 94617

# NOTICE OF RIGHT TO INITIAL INSPECTION

I understand that I have the right to request an initial inspection of my unit and to be present during that inspection, which shall occur no earlier than two weeks before the termination of the tenancy and during normal business hours. I also understand that at this initial inspection, the Owner/Agent will provide an itemized statement specifying repairs or cleaning that are proposed to be the basis for the deductions from the security deposit. I understand, however, that this may not be a final accounting of deductions from my security deposit. I understand that no later than three weeks (21 days) after Owner/Agent has regained possession of the premises, Owner/Agent shall provided me with an itemized statement, indicating the basis for, and the amount of, any security received and the disposition of the security and shall return any remaining portion of such security deposit to Resident.

*(Check only one option below)*

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

Resident (s) Name: \_\_\_\_\_

Address: \_\_\_\_\_  
Street City Zip

Telephone: \_\_\_\_\_

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

- I waive my right to 48 hour notice by 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 Owner/Agent to provide 48 hour notice prior to their entry of the unit to perform the initial inspection.

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

**THREE-DAY NOTICE TO PERFORM CONDITIONS  
AND/OR COVENANTS OR QUIT**

TO: \_\_\_\_\_  
*All Residents (tenants and subtenants) in possession (full name) and all others in possession*

of the premises located at:

\_\_\_\_\_, Unit # (if applicable) \_\_\_\_\_  
*(Street Address)*  
\_\_\_\_\_, CA \_\_\_\_\_  
*(City) (Zip)*

IN THAT, the Rental/Lease Agreement condition(s) and/or covenants set forth below are being breached as follows:

1. Condition(s) and/or covenant(s) breached: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. State specific facts of breach(es) and/or violation(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WITHIN THREE DAYS after the service on you of this Notice, you are hereby required to perform or otherwise comply with the above-mentioned condition and/or covenant OR QUIT AND DELIVER THE POSSESSION OF THE PREMISES.

If you fail to perform or otherwise comply, Owner/Agent declares the forfeiture of your Rental/Lease Agreement and will institute legal proceedings to obtain possession. Such proceedings could result in a judgment against you, which may include attorneys' fees and court costs as allowed by law, and an additional punitive award of six hundred dollars (\$600) in accordance with California law. If you fail to fulfill the terms of your credit obligations, a negative credit report may be submitted to a credit reporting agency.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner/Agent



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