

**NOTICE OF INSPECTION
PRIOR TO TERMINATION OF TENANCY**

To Tenant(s): _____
and all subtenants and any other occupants ("Tenant") in possession of the premises located at:

(Street Address) _____ (Unit/Apartment #) _____.

(City) _____ (State) _____ (Zip Code) _____ ("Premises").

1. Pursuant to California Civil Code § 1950.5, you have the right to request that the landlord or the landlord's agent ("Landlord") make an inspection of the Premises prior to the termination of your tenancy for the purpose of giving you an opportunity to remedy deficiencies (**consistent with your rental agreement**), in order to avoid deductions from your security deposit.
2. This inspection can be conducted no minimum two weeks prior to the termination of your tenancy. Your lease or rental agreement is scheduled to terminate on _____.
3. You have the right to be present at this inspection.
4. You are not required to have your Premises inspected prior to termination of your tenancy.
5. Select one of the following options and sign, date and return this Notice to the Landlord at the address indicated below. If you do not complete and return this Notice to the Landlord at the address indicated below within three days after receiving it, the Landlord will presume that you want an inspection prior to the termination of your tenancy at the date and time indicated in option 5(a) below.

(a) **I want** an inspection of the Premises prior to the termination of my tenancy. I understand the Landlord is available and will conduct this inspection on _____ at _____ (AM/PM) (must be during normal business hours).

OR (b) **I want** an inspection of the Premises prior to the termination of my tenancy. I would like to schedule a different time and/or date than that specified in 5(a). **If you and the Landlord cannot agree upon a mutually acceptable date and time, and you still wish to have an inspection prior to the termination of your tenancy, the Landlord will conduct the inspection at the date and time indicated in paragraph 5(a).**

OR (c) **I do not want** an inspection of the Premises prior to the termination of my tenancy. I waive the right to an inspection of the Premises prior to the termination of my tenancy.

Tenant (Name) _____ Date _____.

WAIVER OF NOTICE: California Civil Code § 1950.5 requires that the Landlord provide you at least 48 hours prior written notice of the time and date of an inspection of the Premises prior to the termination of your tenancy. A landlord and a tenant can agree to forgo the right to the 48-hour prior written notice by signing a waiver, if you agree to waive the right to the 48-hour prior written notice, sign below and return a copy of this Notice to the Landlord at the address indicated below.

I waive my right to at least a 48-hour prior written notice of the date and time of an inspection of the Premises prior to the termination of my tenancy.

Tenant (Name) _____ Date _____.

Landlord (Owner or Agent) _____ Date _____.

Address: _____

PMA USE ONLY:

Bldg.#: _____

Unit#: _____