



JOHN RENNIE
PROPERTY MANAGER / REALTOR
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(date)
(tenant)
(street address)(city, state, zip)

Re: **Notice of Right to Visual Inspection**
(street address)(city, state)

Dear (tenant):

It is our understanding that you will be leaving at the end of your lease. Although we have not received your official written Notice to Vacate; we wanted to give you some information about the move-out process. Pursuant to California Civil Code Section 1950.5 you have the right to request, and be present at, an initial inspection of the property prior to your vacating. In order to avoid confusion, please make any request to our office in writing. Legally, the inspection cannot take place any more than two weeks before the date you vacate and/or the end of the lease.

Sometimes tenants are confused about what can and cannot be deducted from the security deposit. In general, the landlord may claim of the security deposit only those amounts as are reasonably necessary for unpaid rent; the repair of damages to the premises, exclusive of ordinary wear and tear, caused by the tenant or by a guest or licensee of the tenant; the cleaning of the premises upon termination of the tenancy necessary to return the unit to the same level of cleanliness it was in at the inception of the tenancy; and to remedy future defaults by the tenant in any obligation under the rental agreement to restore, replace, or return personal property or appurtenances, exclusive of ordinary wear and tear.

The landlord may not assert a claim against the tenant or the security for damages to the premises for: any defective conditions that pre-existed the tenancy; for ordinary wear and tear or the effects thereof, whether the wear and tear preexisted the tenancy or occurred during the tenancy; or for the cumulative effects of ordinary wear and tear occurring during any one or more tenancies.

Also, please note that Property Management of Southern California, as agent for the owner, and pursuant to California Civil Code Section 1950.5, has 21-days in which to return any unused portion of your security deposit.

Respectfully submitted:

Property Management of Southern California
John Rennie
Broker / Owner
Cal BRE# 01269397