

48-HOUR NOTICE OF INTENT TO ENTER DWELLING

Pre-Termination Inspection

NOTE: This form is used by a property manager or landlord when responding to a tenant's request for a joint pre-termination inspection of the premises, to notify the tenant of when the inspection will occur for which they may be present, or obtain the tenant's waiver of their right to be present during the inspection.

DATE: _____, 20_____, at _____, California.
Items left blank or unchecked are not applicable.

FACTS:

1. You are a Tenant under a rental or lease agreement dated _____, at _____, California,
 - 1.1 entered into by _____, as the Tenant,
 - 1.2 and _____, as the Landlord,
 - 1.3 regarding real estate referred to as _____
 - 1.4 Your tenancy terminates or expires and you are to vacate by _____, 20_____.
2. This notice is in response to your request for a joint pre-termination inspection of the premises conducted for the purpose of advising you of any deficiencies in repairs and the level of cleanliness so you may remedy or eliminate the deficiencies and avoid a deduction for their cost from your security deposit.
 - 2.1 The inspection may not be scheduled earlier than two weeks before your tenancy expires or terminates.
 - 2.2 The date and time scheduled for the inspection is the result of Landlord's attempt to set a mutually acceptable date and time so you can be present.

NOTICE TO TENANT:

3. Landlord or their agent will enter the above premises at or about the normal business hour of _____, on _____, 20_____, to conduct an inspection of the premises and provide you with a written itemized statement of deficiencies specifying repairs and cleaning necessary to be remedied or eliminated by you to avoid a deduction of their costs from your security deposit.
4. You are expected, but not required, to be present on the premises on the date and at the time scheduled for the inspection. A passkey will be used in the event of your absence.
5. **Waiver:** Valid only if signed by both Tenant and Landlord or their agent.

- 5.1 This waiver pertains to the requirement in Civil Code §1950.5(f)(1) calling for at least 48 hours prior written notice of the date and time for the joint pre-termination inspection requested by Tenant.
- 5.2 Tenant and Landlord hereby waive and agree to forego the 48-hour notice of intent to enter the dwelling, and agree to hold the inspection on the date scheduled below.
- 5.3 The pre-termination inspection is to be held at the hour of _____ on _____, 20_____.

Tenant's Signature: _____

Landlord's/Agent's Signature: _____

Date: _____, 20_____

Landlord: _____

Agent: _____ CalBRE #: _____

Signature: _____

Address: _____

Phone: _____ Cell: _____

Fax: _____

Email: _____