



NOTICE OF RIGHT TO INSPECTION
PRIOR TO TERMINATION OF TENANCY

(C.A.R. Form NRI, Revised 4/11)

To: \_\_\_\_\_ ("Tenant")
and any other occupant(s) in possession of the premises located at: \_\_\_\_\_ (Street Address)
\_\_\_\_\_ (Unit/Apartment #)
(City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip Code) \_\_\_\_\_ ("Premises").

PURPOSE OF NOTICE: Pursuant to California law, the landlord must give the tenant written notice of the tenant's right to request an initial inspection of the rental and to be present during the inspection. The landlord must give this notice to the tenant a "reasonable time" after either the landlord or the tenant has given the other written notice of intent to terminate (end) the tenancy.

- 1. Pursuant to California Civil Code § 1950.5, you have the right to request that the landlord or 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 lease or rental agreement), in order to avoid certain deductions from your security deposit.
2. You have the right to be present at this inspection. If you are not present, the Landlord may proceed with the inspection without you.
3. This inspection can be conducted no earlier than two weeks prior to the termination of your tenancy. Your lease or rental agreement is scheduled to terminate on \_\_\_\_\_.
4. The inspection must be conducted during normal business hours unless both you and the Landlord agree to a different date and time. The Landlord prefers to conduct the inspection on \_\_\_\_\_ at \_\_\_\_\_ ( [ ] AM/ [ ] PM).
5. You are not required to have your Premises inspected prior to termination of your tenancy.
6. If you do not complete and return this Notice to the Landlord at the address indicated below within 7 days after receiving it, or if you return this Notice form to the Landlord but you do not check the box indicating that you want an inspection, either (i) the Landlord will presume that you DO NOT want an inspection prior to the termination of your tenancy, or (ii) a 48 hour notice will be sent.

Landlord (Owner or Agent) \_\_\_\_\_ Date \_\_\_\_\_
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

- 7. [ ] I WANT an inspection of the Premises prior to the termination of my tenancy.
[ ] (a) If a date and time is specified in paragraph 4, please schedule the inspection for that date and time.
OR [ ] (b) Please contact me at \_\_\_\_\_ to schedule an inspection.
8. [ ] I DO NOT WANT an inspection of the Premises prior to the termination of my tenancy and I release and hold harmless Landlord, Brokers and agents from any and all liability in connection with this decision.

Tenant \_\_\_\_\_ Date \_\_\_\_\_
(Print name)
Tenant \_\_\_\_\_ Date \_\_\_\_\_
(Print name)

My forwarding address and phone number is specified below:
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
Telephone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail \_\_\_\_\_

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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



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Agent: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Prepared using zipForm® software
Broker: \_\_\_\_\_