



5754 Lonetree Blvd.
Rocklin, CA 95765
Phone: 916.435.2424
Fax: 916.435.2425
30DayNotice@RNB2Day.com

Dear Resident(s):

We hope you have enjoyed living here. Before vacating, be sure to thoroughly clean the floors, shampoo carpets, replace/clean air filter(s), empty trash receptacles and clean the walls, kitchen cabinets, stove and oven, refrigerator (which should be emptied of food), kitchen and bathroom sinks, bathtubs, showers, toilets, plumbing fixtures, and anything else deemed necessary. Please provide RNB with a carpet cleaning receipt upon vacating and pay any unpaid utility bills if necessary. Remember to restore, replace or return personal property or appurtenances (i.e., remove satellite dish) and replace burned out light bulbs. If you are responsible for landscaping please remove all weeds and debris, trim bushes and trees and mow lawn. Begin all landscaping repairs (if any) as soon as possible in order to allow for new growth. In order to avoid any landscape repair charges the landscape needs to be in its original condition on the day of move-out which means adding seed or fertilizer may or may not suffice.

You have the right to request an initial move-out inspection, at which time management will inspect your rental and, to the extent possible, identify damage, excessive wear and tear, and unacceptable uncleanliness that will have to be remedied in order to avoid deductions from your security deposit. You have the right to be present at that inspection if you choose, and we encourage you to do so. Problems that occur between the inspection and when you move out, or that were missed due to the presence of your possessions, can still form the basis of a deduction from your deposit. If you request an initial move-out inspection we ask that you contact us as soon as possible to schedule the inspection (at minimum 72-hours prior to your requested initial inspection date to avoid scheduling conflicts).

If we need to deduct from your security deposit to cover needed repairs beyond normal wear and tear or to clean the rental unit in order to return the unit to the same level of cleanliness, and if the total deduction (for labor and materials) is more than \$125.00, we will give you copies of receipts and invoices for all work done and items purchased. If management or its employees do any of the work, we will bill you at a reasonable rate for that work. These invoices and bills will be included with an itemization of deductions and return of the balance, if any, of your security deposit, which you will receive within three weeks after you move out. (If management does not have these items in its possession when it itemizes and returns any balance, either because the work is yet to be completed or the invoices have not been received, we will include an estimate of the deductions, and send the actual bills to you within 14 days of receiving them). You may waive your right to receive invoices, and you may also rescind that waiver (and ask for invoices) if you do so within 14 days of receiving the itemization.

Please provide a forwarding address where we may mail your security deposit less any past due rent and minus any lawful deductions for the cost of necessary cleaning and repairs of damage in excess of ordinary wear and tear (with receipts and invoices for such deductions).

If you have any questions, please contact RNB Property Management at (916) 435-2424 or 30DayNotice@RNB2Day.com

Sincerely,
RNB Property Management Team



THIRTY-DAY NOTICE OF RESIDENT(S) INTENT TO VACATE

FORM T-RIV

5/15/2017

RNB Property Management is hereby given notice that _____ (Resident(s) Name)

intend(s) to terminate the tenancy and to move from the premises located at:

_____, _____, CA _____ (Street Address) (City) (Zip)

All Resident(s) will no longer be in possession of the premises as of _____ (Vacant date, all belongings removed & keys turned in to RNB Office by 10 am)

It is understood as follows:

- a. that a Thirty-Day Notice of Intent of Vacate is required by Section 1946 of California Civil Code for month-to-month tenancies;
- b. for a Resident on a fixed-term lease, a Thirty-Day Notice of Intent to Vacate does not release Resident from any obligation of the lease, including payment to the end of the lease term;
- c. that in the event the Resident BREAKS THE LEASE by early tenancy termination the Resident shall be responsible to the Landlord for all costs incurred by the Landlord as a result of such default. These costs may include but are not limited to: 50% of one month's rent or \$600, which ever is GREATER (RNB Rent-Up Fee), rekey, and lost rent.
- d. Resident possession of the unit remains in effect until all belongings are removed and all keys returned; and
- e. Except as provided by law, rent is due and payable up to and including the final date of possession, or thirty (30) days after service of this notice to RNB Property Management, whichever is later.
- f. Resident cannot use the security deposit as last month's rent. Rent is payable through the termination of the tenancy.

The Resident's reason(s) for terminating the Rental Agreement is as follows: (optional) _____

*Primary Contact Name: _____ *Contact Number: _____

*Forwarding Address: _____

NOTICE OF RIGHT TO INITIAL INSPECTION: I understand that I have a right to request an initial inspection of my unit and to be present during the inspection, which shall occur no earlier than two weeks before 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 provide 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 to Resident.

(Please 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 will contact RNB to schedule an inspection.
- I request the initial inspection of my unit, but I will not be present. * I will contact RNB to schedule an inspection.

* Please contact RNB at minimum 72-hours prior to your requested initial inspection date to avoid scheduling conflicts.

(If requesting initial inspection, check only one option below)

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

**Attention: If you turn in this notice and do not receive acknowledgement of the notice from us within 48 hours, please contact us during business hours at (916) 435-2424 to confirm that it was received.

Date Resident

Date Resident

Date Resident

Date Resident



RNB ACKNOWLEDGEMENT OF RESIDENT(S) THIRTY-DAY NOTICE OF INTENT TO VACATE

FORM
T-AIV

5/15/2017

PLEASE NOTE: This Acknowledgement is to be completed and signed by RNB Property Management only. Maintain a copy of this acknowledgement after it has been completed by RNB Property Management as proof of your written thirty-day notice of intent to vacate.

1. Resident(s) intend(s) to terminate the tenancy and to move from the premises located at:

_____, CA _____
(Street Address) (City) (Zip)

2. Receipt of Resident(s) Thirty-Day Notice of Intent to Vacate the above unit, effective _____ (date received), is acknowledged.

3. All Resident(s) will no longer be in possession of the premises as of _____ (vacant date, all belongings removed & keys turned in)

4. All Resident(s) tenancy will be terminated as of _____ (date, end of lease or expiration of 30 day notice, which ever is later).

5. Please note that Resident(s) cannot use the security deposit as last month's rent. Rent is payable through the termination of the tenancy.

6. Is the tenancy being terminated before the end of the lease term by the Resident(s) (breaking the lease)? No Yes

7. Rent must still be paid in advance on the normal rental date, prorated on the basis of 365 calendar days to the end of the tenancy as follows: (Skip if you answered Yes to #6 or the date of #4 is the last day of the month)

Calendar Year Proration Formula: (Monthly Rent x 12) / 365 = Price Per Day

From _____ (date, 1st day of the month tenancy terminates), to _____ (date, same as #4),
for _____ days at \$ _____ per day, for a total of \$ _____.

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Date

RNB Property Management (Authorized Signature)

RNB Property Management (Print Name)