

What to do after giving your 30-Day Notice

You have the right to request an inspection, but the inspection cannot be scheduled earlier than two weeks before the end of the tenancy or lease term.

- ☞ You may be present at this inspection
- ☞ After the inspection you will get a written report to help you determine what items you need to address before vacating the property to assure you receive the maximum security deposit back

Some of the items we will be looking for, and items that may be deducted from your security deposit, include but not limited to:

- ☞ Past due rent and late fees
- ☞ Unpaid utilities
- ☞ Keys, parking tags, association keys or passes, remote controls, etc. that are not returned
- ☞ Any damages beyond normal wear and tear
- ☞ Professional cleaning of carpets and window coverings
- ☞ Cleaning of appliances, fixtures, cabinets, counters, windows, screens, floors, patio, garage, and walkways
- ☞ Permanent stains on carpets, walls, drapes, driveways or counters
- ☞ Damages doors, counters, fixtures, appliances, windows, tiles etc.
- ☞ Burnt out light bulbs and tubes
- ☞ Dirty furnace filter
- ☞ Missing smoke detectors, and dead or missing smoke detector batteries
- ☞ Dead or damaged lawn, plants, shrubs etc.
- ☞ The correction of any unauthorized painting, wallpaper, or other alterations
- ☞ Any damages done by pets
- ☞ Trash removal inside or outside
- ☞ Damages caused by problems or defects that you unreasonably failed to report

In general you must leave in the same condition you received it, normal wear and tear expected. You may also be charged for any damage that is not visible at the time of inspection or that occurs between the time of the inspection and the time of your move out.

- ☞ If you are terminating your lease early, you may have additional charges

This pre-inspection will not take place unless you specifically request it. If you would like an inspection, please email us at j.prealty@yahoo.com or call us at (310) 320-4921. Monday – Friday between 9am to 5pm.

Upon vacating the property all keys doors, mailboxes, common area keys, and garage door remotes must be turned into our office by midnight of your last day of tenancy. Rent will be charged until all keys are returned to J & P Realty's office located at 1024 Crenshaw Blvd., Torrance, Ca 90501.

- ☞ Your security deposit statement will be post marked no later than 21 days after you return possession of the property
- ☞ The deposit return will be made payable to every person named on the lease unless you request otherwise in writing
- ☞ Please provide a forwarding address to which you would like your security deposit statement mailed