

ROXBURY MANAGEMENT COMPANY

STANDARD NOTICE OF RIGHT TO REQUEST INITIAL INSPECTION

TO: _____
(Renter)

PREMISES: _____
(Address) (St., Ave., Blvd., etc.) (Apt. No.)
_____ California _____
(City) (Zip Code)

FROM: _____
(Owner/Agent)

1. RENTER'S RIGHT TO REQUEST AN INITIAL INSPECTION

Renter is advised that, by signing, dating and returning this form to Owner, Renter may request an Initial Inspection of the Premises be conducted by Owner, with or without Renter's presence, for purposes of preparing an itemized statement of: (a) needed cleaning, (b) damage repair, and/or (c) personal property or appurtenances restoration, replacement or return. Such inspection will be performed by Owner after giving Renter at least 48 hours notice of the date and time of Owner's proposed entry, unless such notice has been waived. Renter may be present for such inspection. Renter shall have the option to remedy any damage or uncleanliness in the Premises, and to restore, replace or return any personal property or appurtenances therein, as itemized by Owner, up to the date of termination and, if Renter chooses so to do, Renter shall have the obligation to hire licensed and insured professionals, approved in writing by Owner in advance of any work done in the Premises, to remedy damage or uncleanliness and/or to restore, replace or return any personal property or appurtenances in the Premises.

TO OWNER/MANAGER: Please attempt to schedule a date and time with the undersigned to conduct an Initial Inspection of the Premises. Renter realizes that Owner will provide a written notice to Renter at least 48 hours prior to any entry for such inspection, unless such notice has been waived and that if a mutually agreeable date and time cannot be agreed upon, Owner will conduct the inspection without Renter's presence if Renter still requests the inspection be made and an itemized Initial Inspection Statement be prepared and delivered to Renter.

Date Renter

Owner and Renter waive a written 48 hour notice of any initial inspection, as indicated by their initials in the spaces provided below.

Owner/Agent Initials

Renter's Initials

2. Renter does not want an Initial Inspection performed on his/her unit and waives his/her rights to have Owner perform the Initial Inspection prior to move-out, as indicated by his/her signature in the space provided below.

Date

Renter's Signature