

What to do after you give your 30-Day Notice:

- ☞ You have the right to request an inspection of your residence prior to, but not sooner than two weeks before, the termination of your lease.
 - 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 are not limited to:
 - Past due rents 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 walk ways.
 - Permanent stains on carpet, walls, drapes, driveways or counters.
 - Damaged 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 lawns, plants, shrubs, etc.
 - The correction of any unauthorized painting, wallpaper, or other alterations.
 - Any damage caused by pets.
 - Trash removal from the inside or outside the house.
 - 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 excepted. You may also be charged for any damage that is not visible at the time of the inspection or that occurs between the time of the inspection and the time you moved 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 call us and set an appointment. We can arrange to meet with you Monday through Friday from 9:00 am to 5:00 pm.

Upon vacating the property, all keys (door(s), mailbox, common area key(s) 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 postmarked 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.