

**PREMIUM
PROPERTIES**

6536 TELEGRAPH AVE, STE A201
OAKLAND, CA 94609
510.594.0794 OFFICE
510.594.2594 FAX

PROPERTY MANAGEMENT ♦ LEASING
BROKERAGE ♦ INVESTMENTS
REAL ESTATE DEVELOPMENT

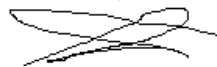
**NOTICE OF RESIDENTS OPTION TO
REQUEST AN INITIAL INSPECTION
OF THE RENTAL UNIT**

Dear Resident,

1. You are hereby notified that you have the legal right to request an initial inspection of your unit, and you have the right to be present during that inspection.
2. Upon your request, the Owner/Agent will make an initial inspection of your unit at a reasonable time, but no earlier than two weeks before the termination of the tenancy or the end of the lease date.
3. The purpose of this inspection is to allow you the opportunity to correct an deficiencies in the unit in order to avoid deductions from the security deposit.
4. You may not make any repairs to the unit that are prohibited by the rental agreement or lease.
5. An itemized statement specifying the repairs or cleaning that are proposed to be the basis for deductions from the security deposit shall be given to you, if you are present for the inspection or shall be left inside the premises. This will not be a final accounting of deductions from the security deposit.
6. You may make the corrections (that are not prohibited by the rental agreement or by law) during the period following the inspection through the termination of the tenancy in order to avoid deductions from the security deposit.
7. You have the right to be present during the inspection, however, the inspection my take place in your absence with your consent.
8. No later then three weeks (21 days) after the Owner/Agent has regained possession of the premises, Owner/Agent will provide you with an itemized disposition of the security deposit, indicating the basis for, and the amount of, any security received and the dispositions of the security, and Owner/Agent will return any remaining portion of the security deposit to you.

May 20, 2010

Date



Owner/Agent

Please check the appropriate boxes below, sign the form, and return it to the Owner/Agent at the address listed above. Please return this form to Owner/Agent within 3 days of receipt.

(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 request the initial inspection of my unit, but I will not be present.

Resident's phone number to contact to arrange for the inspection: _____

Address: _____

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

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

Date

Resident