

Eisler Investment Company, Inc.

West End Properties
Construction / Development / Property Management
1315 De La Vina Street
Santa Barbara, Ca. 93101

Telephone (805) 564-8884
Fax (805) 564-2107

TENANTS 30 DAY NOTICE OF INTENT TO VOLUNTARILY VACATE

LANDLORD: WEST END PROPERTIES PREMISES: _____
TERMINATION DATE: _____ **REASON FOR TERMINATION:** _____
TENANT(S): _____

NOTICE IS GIVEN HEREBY that Tenant(s) intend to and shall vacate the Premises on or before the Termination Date and Tenant(s) right to possession of the Premises shall terminate on that date. From and after the date of service on Landlord, this notice is irrevocable and Landlord may take any action in reliance thereon deemed necessary or proper to re-rent or obtain possession of the Premises as of the Termination Date.

FURTHER, IT IS UNDERSTOOD that as to tenancies from month to month absent any provision of a written rental agreement to the contrary, California Civil Code Section 1946 requires Tenant to pay rent to Landlord, prorated at the Daily Rate, for a thirty day period after the date of service of this notice or to the Termination Date whichever date is later in time.

IT IS ALSO UNDERSTOOD that any **SECURITY DEPOSIT** is refundable only after **ALL tenants' possessions are removed and the premises have been inspected for damages.** To avoid any deductions from your security deposit, we recommend that you return your unit to the same condition as when you moved in and remove all belongs from the property. You may be charged for the removal of any items left in the trash/recycling area, in your unit, or anywhere on the property. **SAID SECURITY DEPOSIT IS NOT TO BE USED BY TENANT FOR THE LAST MONTH'S RENT. RENT FOR THE APARTMENT IS CHARGED UNTIL THE KEYS ARE RETURNED TO THE BUILDING MANAGER OR A DESIGNATED COMPANY REPRESENTATIVE.**

NOTE #1: The **SECURITY DEPOSIT** stays with the apartment in the event that only one party is moving and additional **TENANTS OF RECORD** are staying. It is essential that you settle the security deposit return with the parties staying before vacating the premises. **IF ADDITIONAL TENANTS OF RECORD ARE STAYING ASK THE BUILDING MANAGER FOR A CO-TENANTS NOTICE OF INTENT TO VOLUNTARILY VACATE.**

NOTE #2: THIS NOTICE IS NOT VALID UNLESS IT IS SIGNED BY ALL TENANTS OF RECORD.

NOTE #3: PLEASE BE ADVISED THAT SIGNING THIS FORM DOES NOT RELIEVE YOU OF YOUR RESPONSIBILITIES OF THE TERMS AND CONDITIONS OF YOUR LEASE.

DATED: _____ TENANT: _____
TENANT: _____

PLEASE PROVIDE us with a forwarding address so we can update our records for your security deposit refund. Please be advised it can take up to 21 days after your move-out date for these funds to be returned. Please note that if a forwarding address is not provided, your deposit will be sent to your vacating address.

My new address will be: _____
