



NOTICE OF INTENT TO VACATE

By signing below, you are providing notice to Landlord of your intent to vacate the below apartment on or before 11:59 P.M. on the Vacate Date below. The Vacate Date is a firm date and must be at least thirty (30) days from the date of the delivery or service of this Notice to Landlord, counting day one as the day *after* this notice is delivered to Landlord.

Name of Community: _____

Premises Address: _____

Vacate Date: _____

Lease End Date: _____

☐ Lease Break Option

☐ Rent Responsible

This Notice is a legally binding document which terminates your right to occupy the Premises as of the Vacate Date. If you do not vacate the Premises by the Vacate Date, we may institute legal proceedings against you for unlawful detainer.

You have a legal right to request a pre-move-out inspection (to take place in the two weeks prior to the Vacate Date) and the legal right to be present at the inspection. To exercise this legal option, check the box below:

☐ YES. I would like to exercise my legal right to a pre-move-out inspection. By signing below, I forego receiving a separate 48-hour notice of this inspection date and time from Landlord.

Preferred DATE: _____ and TIME: _____

1. Rent. If the Vacate Date is before the Lease End Date, and no Lease Break Fee is paid, Resident will remain responsible for Rent through the Lease End Date, or until the Premises is re-rented and a new resident moves in, whichever occurs first.

2. Refund of Security Deposit. Your Security Deposit will be accounted for in accordance with California law and the Lease. We will refund any remaining Security Deposit balance by joint check, payable to the names of all Residents on the Lease. The check will be sent to the forwarding address provided by you below.

3. Online Rent Auto-Pay. It is your responsibility to terminate any recurring online rental payments and ensure that payment for your last month's rent is prorated, if applicable. If the Vacate Date is before the Lease End Date, terminating recurring online rental payments does not release you from the responsibility to pay rent.

4. Abandoned Personal Property. State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that the property belonging to you was left behind after you moved out.

Please check reason most applicable for your move-out:

☐ Dissatisfied with Community Location
☐ Dissatisfied with Home or Amenity
☐ Dissatisfied with Management
☐ Dissatisfied with Maintenance
☐ Dissatisfied with Neighbors

☐ Construction at Community
☐ Construction outside Comm.
☐ Home Purchase/Renovation
☐ Job-related
☐ Family/Roommate Change

☐ School-Related
☐ Medical Reason
☐ Pet-related
☐ Rent Too High/Financial
☐ Military Required

☐ BMR/Affor. Non-Compliance
☐ Corporate Lease
☐ Employee Status Change
☐ Death
☐ Prefer not to Disclose
☐ Satisfaction Guarantee

Please let us know where you are going:

☐ Move within Community
☐ Move to another Irvine Co. Apt.

☐ In Area: Move to Nearby Apt.
☐ In Area: Move to House/Condo

☐ Out of Area: Within IAC footprint
☐ Out of Area

☐ DND/Not Applicable

All Residents must sign below for this notice to be effective.

Resident(s):

Signature _____

Print Name: _____

Signature _____

Print Name: _____

Signature _____

Print Name: _____

Resident(s) (cont.):

Signature _____

Print Name: _____

Signature _____

Print Name: _____

Forwarding Address:

Telephone: _____

Receipt of Notice Acknowledged on behalf of Landlord:

by its duly authorized agent, Irvine Management Company

Signed: _____

Print Name: _____

Date of Receipt of Notice: _____