



# 48-HOUR NOTICE OF INSPECTION PRIOR TO TERMINATION OF TENANCY

(C.A.R. Form FEHN, Revised 6/23)

To: Maria Tantum, Mike Tantum ("Tenant")  
and any other occupant(s) in possession of the premises located at:  
(Street Address) 6477 Meadowridge Dr, (Unit/Apartment #) \_\_\_\_\_  
(City) Santa Rosa (State) CA (Zip Code) 95401 ("Premises").

**PURPOSE OF NOTICE:** When the Tenant requests an initial inspection, the Housing Provider and the tenant must try to agree on a mutually convenient date and time for the inspection. The inspection cannot be scheduled earlier than two weeks before the end of the tenancy or lease term. In any event, the inspection should be scheduled to allow the tenant ample time to perform repairs or do cleaning identified during the initial inspection. The Housing Provider must give the Tenant at least 48 hours' advance written notice of the date and time of the inspection whether or not the parties have agreed to a date and time for the inspection. The Housing Provider is not required to give the 48-hour notice to the Tenant if: (i) the parties have not agreed on a date and time, and the Tenant no longer wants the inspection; or (ii) the Housing Provider and Tenant have agreed in writing to waive (give up) the 48-hour notice requirement.

1. Pursuant to California Civil Code § 1950.5, you are hereby notified that the housing provider or the housing provider's agent ("Housing Provider") will be making an initial inspection of the Premises prior to the termination of your tenancy for the purpose of giving you an opportunity to remedy deficiencies (**consistent with your rental agreement**), in order to avoid certain deductions from your security deposit.
2. The inspection of the Premises prior to the termination of your tenancy will be conducted on April 16, 2024 at 10:00 (☒ AM/ ☐ PM) (which must be at least 48 hours from the date and time of this notice and during normal business hours, unless you previously agreed to a different time).

Housing Provider (Owner or Agent) John Monk

Date \_\_\_\_\_ at \_\_\_\_\_ (☐ AM/ ☐ PM)  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
E-mail \_\_\_\_\_ Phone \_\_\_\_\_

3. 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 property belonging to you was left behind after you moved out.

## 4. DELIVERY OF NOTICE: This Notice was delivered as follows:

This Notice was served by John Monk, on April 2, 2024 (date)  
in the following manner: (if mailed, a copy was mailed at \_\_\_\_\_ (Location)  
on \_\_\_\_\_ (enter date, if different from date on first line of this paragraph))

- ☐ **Personal service.** A copy of the Notice was personally delivered to the above named Tenant.
- ☐ **Substituted service.** A copy of the Notice was left with a person of suitable age and discretion at the Premises.
- ☒ **Left at entry.** A copy of the Notice was left on, near or under the usual entry door of the Premises in a manner that a reasonable person would discover the notice.
- ☐ **Mail.** This Notice was mailed to Tenant at the Premises. The inspection date must be at least 6 days from the date of mailing this notice.

(Signature of person serving Notice)

(Date)

John Monk

(Print Name)

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