

NOTICE OF INTENT TO VACATE

The undersigned Veronica Moreno (whether one or more, "Resident") provide notice to Landlord of their intent to vacate the below apartment ("Premises") on or before 11:59 P.M. on the Vacate Date below. The Vacate Date is a firm date and is at least thirty (30) days from the date of the delivery or service of this Notice on Landlord, counting day one as the day *after* this notice is delivered to Landlord.

Name of Apartment Community: San Mateo Apartments

Address: 168 Cantata, Irvine, CA 92606

Vacate Date: _____

Lease Break Option

Lease End Date: 01/26/2018

Rent Responsible

This Notice is a legally binding document which terminates Resident's right to occupy the Premises as of the Vacate Date. If Resident does not vacate the Premises by the Vacate Date, Landlord may institute legal proceedings against Resident 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. Please select your option below:

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

Preferred DATE: _____ and TIME: _____

NO, I waive my legal right to a pre-move out inspection.

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.** Resident's Security Deposit will be accounted for in accordance with California law and the Lease. Landlord 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 Resident below.

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

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:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Dissatisfied with Community Location | <input type="checkbox"/> Construction at Community | <input type="checkbox"/> School-Related | <input type="checkbox"/> BMR/Affor. Non-Compliance |
| <input type="checkbox"/> Dissatisfied with Home or Amenity | <input type="checkbox"/> Construction outside Comm. | <input type="checkbox"/> Medical Reason | <input type="checkbox"/> Corporate Lease |
| <input type="checkbox"/> Dissatisfied with Management | <input type="checkbox"/> Home Purchase/Renovation | <input type="checkbox"/> Pet-related | <input type="checkbox"/> Employee Status Change |
| <input type="checkbox"/> Dissatisfied with Maintenance | <input type="checkbox"/> Job-related | <input type="checkbox"/> Rent Too High/Financial | <input type="checkbox"/> Death |
| <input type="checkbox"/> Dissatisfied with Neighbors | <input type="checkbox"/> Family/Roommate Change | <input type="checkbox"/> Military Required | <input type="checkbox"/> Prefer not to Disclose |

Please let us know where you are going:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Move within Community | <input type="checkbox"/> In Area: Move to Nearby Apt. | <input type="checkbox"/> Out of Area: Within IAC footprint | <input type="checkbox"/> DND/Not Applicable |
| <input type="checkbox"/> Move to another Irvine Co. Apt. | <input type="checkbox"/> In Area: Move to House/Condo | <input type="checkbox"/> Out of Area | |

All Residents must sign below in order 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,

The Irvine Company LLC

by its duly authorized agent, The Irvine Company Apartment Communities

Signed:

Print Name:

Date of Receipt of Notice:
