

Spectrum Real Estate Services, Inc.

APARTMENT NAME HERE

APT # _____

NOTICE OF RIGHT TO REQUEST INITIAL INSPECTION

TO: _____ and all other tenants in possession of the following premises: **BUILDING ADDRESS HERE** Apt # _____

RE: Renter's right to request an initial inspection

Renter is advised that by signing, dating and returning this form to Owner, Renter may request an Initial Inspection of the Premises be conducted by the Owner, with or without Renter's presence, for purposes of preparing an itemized statement of: (a) needed cleaning, (b) damage repair, and/or (c) personal property or appurtenances restoration, replacement or return. Such inspection will be performed by Owner after giving Renter at least 48 hours notice of the date and time of Owner's proposed entry, unless such notice has been waived. Renter may be present for such inspection. Renter shall have the option to remedy any damage or uncleanliness in the Premises, and to restore, replace, or return any personal property or appurtenances therein as itemized by Owner, up to the date of termination and if Renter chooses so to do, Renter shall have the obligation to hire licensed and insured professionals, approved in writing by Owner in advance of any work done on the premises, to remedy damage or uncleanliness and/or restore, replace or return any personal property or appurtenances in the Premises.

At the time of the Initial Inspection, Renter is required to provide Owner with a clear and unobstructed view of the condition of the walls and carpeting.

TO OWNER/MANAGER: Please attempt to schedule a date and time with the undersigned to conduct an Initial Inspection of the Premises. Renter realizes that Owner will provide a written notice to Renter at least 48 hours prior to entry for such inspection, unless such notice is waived and that if a mutually agreeable date and time cannot be agreed upon, Owner will conduct the inspection without Renter's presence if Renter still requests the inspection be made and an itemized Initial Inspection Statement be prepared and delivered to Renter.

Dated: _____ Renter: _____

Owner and Renter waive a written 48 hour notice of the initial inspection as indicated by their initials in the spaces provided below.

Manager's Initials

Renter's Initials