

CALIFORNIA REAL ESTATE TRANSFER DISCLOSURE STATEMENT

This Disclosure Statement concerns the real property situated in the City of _____, County of _____, State of California, described as:

This Statement is a disclosure of the condition of the above described property in compliance with section 1102 of the California Civil Code. It is not a warranty of any kind by the seller(s) in this transaction, and is not a substitute for any inspections or warranties the buyers may wish to obtain.

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes may require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property). In addition, there may be local disclosure requirements in your particular city or county.

SUBSTITUTED DISCLOSURES: The following disclosures have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

- Inspection reports completed pursuant to the contract of sale or receipt for deposit.
- Additional inspection reports or disclosures (List):

SELLER'S INFORMATION: The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. The following are representations made by the seller(s). This information is a disclosure and is not intended to be part of any contract between the buyer and seller.

Seller is is not occupying the property.

A. The subject property has the items checked below (read across):

- Range Oven Microwave Dishwasher Trash Compactor Garbage Disposal Washer/Dryer
- Hookups Rain Gutters Burglar Alarms Smoke Detector(s)
- Fire Alarm TV Antenna Satellite Dish Intercom Central Heating
- Central Air Conditioning Evaporative Cooler(s) Wall/Window Air Conditioning Sprinklers Public Sewer System Septic Tank Sump Pump Water Softener Patio/Decking Built-in Barbecue Gazebo
- Sauna Hot Tub-Locking Safety Cover
- Pool-Child Resistant Barrier Spa-Locking Safety Cover Security Gate(s)
- Automatic Garage Door Opener(s) Number Remote Controls
- Garage: Attached Not Attached Carport
- Pool/Spa Heater: Gas Solar Electric
- Private Utility or Other _____
- Water Heater: Electric Gas Water Heater Anchored, Braced, or Strapped
- Water Supply: City Well
- Gas Supply: Utility Bottled
- Window Screens Window Security Bars Quick Release Mechanism on Bedroom Windows Exhaust Fan(s) in _____
- 220 Volt Wiring in _____
- Fireplace(s) in _____ Gas Starter _____

Roof(s): Type: _____ Age: _____ (approx.)

Other: _____

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? Yes
 No. If yes, then describe. (Attach additional sheets if necessary):

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following?

Yes No. If yes, check appropriate space(s) below.

Interior Walls Ceilings Floors Exterior Walls Insulation Roof(s) Windows Doors
 Foundation Slab(s) Driveways Sidewalks Walls/Fences Electrical Systems Plumbing/
Sewers/Septic Other Structural Components (Describe):

If any of the above is checked, explain. (Attach additional sheets if necessary):

This garage door opener or child resistant pool barrier may not be in compliance with the safety standards relating to automatic reversing devices as set forth in Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or with the pool safety standards of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. The water heater may not be anchored, braced, or strapped in accordance with Section 19211 of the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 Edition of the California Building Standards Code.

C. Are you (Seller) aware of any of the following:

1. Substances, materials or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on the subject property. Yes No
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property. Yes No
3. Any encroachments, easements or similar matters that may affect your interest in the subject property. Yes No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits. Yes No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes. Yes No
6. Fill (compacted or otherwise) on the property or any portion thereof Yes No .
7. Any settling from any cause, or slippage, sliding, or other soil problems Yes No
8. Flooding, drainage or grading problems Yes No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides Yes No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements Yes No
11. Neighborhood noise problems or other nuisances Yes No
12. CC&R's or other deed restrictions or obligations Yes No
13. Homeowners' Association which has any authority over the subject property Yes No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) Yes No
15. Any notices of abatement or citations against the property Yes No
16. Any lawsuits by or against the seller threatening to or affecting this real property, including any lawsuits alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)
 Yes No If the answer to any of these is yes, explain. (Attach additional sheets if necessary.)

