

**Property Address:** 

### SELLER'S DISCLOSURE STATEMENT 650 QUILALANG CT CHULA VISTA, CA 91911-6904



287910 AP

I/we the undersigned Physical Owner/Seller(s) of the property have completed this form to provide full disclosure as to the known condition of the property to potential buyers. These statements are accurate to the best of my (our) actual knowledge and Seller(s) warrant that they have not, and will not, tamper, alter or interfere with any test or inspection conducted regarding the property.

THIS HOME OWNER DISCLOSURE FORM IS COMPLETED BY THE OWNER OF THE PROPERTY PREVIOUS TO SIRVA. SIRVA HAS NOT COMPLETED THIS FORM AND MAKES NO REPRESENTATIONS OR WARRANTIES CONCERNING THE CONTENT OR ACCURACY OF ANY INFORMATION ON THIS FORM. THE INFORMATION ON THIS HOME OWNER DISCLOSURE FORM IS INFORMATIONAL ONLY AND REPRESENTS ONLY THE INFORMATION FROM THE INDIVIDUALS WHO PREPARED OR COMPLETED THIS FORM. SIRVA MAKES NO REPRESENTATION OR RECOMMENDATION CONCERNING THIS HOME OWNER DISCLOSURE FORM.

Physical Record Owner/Seller(s) agree to indemnify and hold SIRVA Relocation and its representatives and affiliates (hereinafter referred to SIRVA Relocation or SIRVA Relocation LLC) harmless from any and all claims made against SIRVA Relocation regarding conditions of the property, which are not disclosed to SIRVA Relocation herein. THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER.

Date of Purchase:		Length of Occupancy:	14
Year Home Was Built:	2001	(Note: If prior to 1079 CIDVA Delegation	Dece Date t
Disclosure to be complet	ed and attached.	1	
***For any <u>extended expl</u>	anations, please	, use additional sheets as necessary, securely attac	ch and number.***

MAJOR DAMAGE: U.S. A.	NO 🚐 🗉	YES .	- UNKNOWN
Has there ever been any damage to the property or structures from fire, earthquake, floods, landslides, hurricanes, tornadoes, wind, lightning, hail or any other disaster(s)?  If Yes, Explain.	×		
Are you aware of any past or present existence of any elder bugs/brown recluse spiders/bedbugs/termites/carpenter ants or any other destructive/invasive or wood boring insects in or on the property or any damage/infestation caused by same? If Yes, Explain.	×		
Have you ever treated the property for insects/infestation?  If Yes, Explain.	×		
Are you aware of any rodent, bird, reptile or any other pest invasion/nuisance in or on the property surrounds or any damage caused by the same?  If Yes, Explain.	×		
Are you sware of any current or and the	F F AND STORY	YES	HNKNOWN
Are you aware of any current or pre-existing property soil conditions including but not limited to, landfill, sinkholes, expansive soils, soil movement, fault lines, erosion or settling upon the property or within 500 Ft of your property lot line? If Yes, Explain.	×		TOWNIO WAY

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Do you own or lease any Mineral / Gas / Mining rights upon or		
Delicaul the surface property? (If Yes, please provide the Deed	x I	
Of Lease reflecting such rights)	^	1
Royalties received? ( ) Yes ( ) No ( ) Future		
Royalty payout is/shall be ( ) Monthly ( ) Quarterly ( ) Yearly ( ) Non-Producer		
Are you aware of any diseased/dead trees, shrubs or perennials (collectively referred to as landscaping)?	×	
If yes, has the diseased/dead landscaping been removed?		
Verify if property is located within a V-Zone or any Flood plain		
designation. If no Flood Zone is designated, please confirm	×	
Are you aware of any easements, deed/zoning restrictions or encroachments upon the property whether private or public, recorded or unrecorded? If yes, attach copy of Survey or recorded Agreement of details.	×	
Zoning (Mark All as Applicable)		
Residential × Mixed Use (Explain) Commercial	Historical	Agricultural

STRUCTURAL:	NO.	YES	UNKNOWN
Either prior to or during your ownership, have there been any known additions, modifications, alterations, repairs or replacements to the property, including but not limited to any drywall, foundation, electrical, fences, retaining walls, pools, decks, barns, gazebos, and outbuildings?  If Yes, Explain.	×		CHILIDATA
If Yes, were all necessary building permits obtained and on record, including but not limited to all construction, plumbing, HVAC or electrical where separately required? (Present physical record owner responsible to confirm.)			
if Yes, in what County are the permits recorded?			
Either prior to or during your ownership, does this property have actual or suspected Chinese Drywall materials OR offensive, noxious, chemical odors or blackening, pitting or corrosion of any metals within the property or failure of one or more appliances? If Yes, attach explanation	×		
Either prior to or during your ownership, has any property within your Development/HOA/Condo/Townhome/Co-op/Complex have actual or suspected Chinese Drywall materials? If Yes, Explain	×		
Either prior to or during your ownership, has the Developer/Builder/HOA been involved with or named in Chinese Drywall litigation or in any legal action at any level? If Yes, Explain	×		

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Property has exterior siding composed of synthetic stucco,	<del></del>		<u></u>
traditional Stucco, Exterior Insulating Finish System (EIFS),			
ICFS, Manufactured Stone Masonry Veneers, or other		l x	
Architectural Hybrid Coatings, or Hardboard siding? If yes, which	1	"	
type and where is it located:		1	
Is there any known asbestos material present?	<del> </del>		
If Yes, attach details.	×		
To your knowledge, has the property ever been treated for	<del></del> -	-	
Aspestos, including removal, remediation or encapsulation?	l ×		
<u>If yes, Explain.</u>	"		1
Either before your ownership or during, are you aware of any	<del>                                     </del>	<del>                                     </del>	
Mold/MildeW/ (Fungi) on the property?	×		
<u>If Yes, Explain.</u>			
In the course of preparing your property for sale, did you clean up			
Larry known or suspected Mold/Mildew (Fundi)?	×		
If Yes, attach where the Fungi was located, who cleaned the			
Fungl, the method of cleaning/remediation, and any			
Reports/Inspections/Invoices obtained.			
ROOF:	NO	YES	UNKNOWN
Fither before your ownership or during and the			
Limiter perore your ownership or during, are there any known,			
Either before your ownership or during, are there any known, current or existing leaks, wet spots, backups or other problems			
with the roof materials?	×		
with the roof materials?  If Yes, Explain.			
with the roof materials?  If Yes, Explain.  Have there ever been any repairs or replacements made to the			
with the roof materials?  If Yes, Explain.  Have there ever been any repairs or replacements made to the roof, sub roof flooring or rafters, whether in whole or in part as			
with the roof materials?  If Yes, Explain.  Have there ever been any repairs or replacements made to the roof, sub roof flooring or rafters, whether in whole or in part, as the result of any remodel or known problems in the past Five (5)			
with the roof materials?  If Yes, Explain.  Have there ever been any repairs or replacements made to the roof, sub roof flooring or rafters, whether in whole or in part, as the result of any remodel or known problems in the past Five (5) years?	×		
with the roof materials?  If Yes, Explain.  Have there ever been any repairs or replacements made to the roof, sub roof flooring or rafters, whether in whole or in part, as the result of any remodel or known problems in the past Five (5) years?  If Yes, Explain.	×		
with the roof materials?  If Yes, Explain.  Have there ever been any repairs or replacements made to the roof, sub roof flooring or rafters, whether in whole or in part, as the result of any remodel or known problems in the past Five (5) years?  If Yes, Explain.  Are there any prior or current known conditions affecting the	×		
with the roof materials?  If Yes, Explain.  Have there ever been any repairs or replacements made to the roof, sub roof flooring or rafters, whether in whole or in part, as the result of any remodel or known problems in the past Five (5) years?  If Yes, Explain.  Are there any prior or current known conditions affecting the Chimney(s) or Fireplaces whether internally or externally?	×		
with the roof materials?  If Yes, Explain.  Have there ever been any repairs or replacements made to the roof, sub roof flooring or rafters, whether in whole or in part, as the result of any remodel or known problems in the past Five (5) years?  If Yes, Explain.  Are there any prior or current known conditions affecting the Chimney(s) or Fireplaces whether internally or externally?  If Yes, Explain:	×		
with the roof materials?  If Yes, Explain.  Have there ever been any repairs or replacements made to the roof, sub roof flooring or rafters, whether in whole or in part, as the result of any remodel or known problems in the past Five (5) years?  If Yes, Explain.  Are there any prior or current known conditions affecting the Chimney(s) or Fireplaces whether internally or externally?	×		

MECHANICAL:	NO	YES	UNKNOWN
Are there any known past, current or existing problems with any		1140	DIRKTOWN
of the following systems? If Yes, attach details			
Electrical	×		
Plumbing	×	<del></del>	
Heating	X		
Air Conditioning	×		<del> </del>
Ventilation/Ductwork	<del> </del>		<del> </del>
If existing, does Heating/ Central Air conditioning ductwork go		<del></del>	<u> </u>
throughout all levels/floors of the property's living areas?		×	
Does the property contain any knob and tube wiring?			

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WATER SYSTEM:			
Is this property serviced by municipal water?	NO	YES	UNKNOWN
If No, what is the water supply source?		×	
Are there any neet known system or with		_	
Are there any past, known, current or existing leaks, backups, contamination or other problems in or on the property with the			
water system?	×	1	
If Yes, Explain:	}		
Does the home contain polybutylene plumbing?			
Are you aware of a well on the property?	×		
Date of installation:	×		
	^		1
Is this well Shared? ( ) Yes	<u> </u>	_[	
/ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	×		
If Yes, is the well in working order?			
If not Working, has it been sealed?			
Are you sware of any seed sealed?			
Are you aware of any past or present problems with the water	×		
quality (municipal or well water)? If yes, attach details.  SEWER SERVICE:			
le the property considered by many latest	NO	YES	UNKNOWN
Is the property serviced by municipal sewer?		×	
If No, what is the date and company of installation of the private septic system?	·		
If there is a comit a water to the	Unknown/	Uncertain	
If there is a septic system, what type of system is utilized?			
Date last pumped:			i
Dates and descriptions provided con III			
Dates and descriptions provided regarding known maintenance			
are found on the "Appendix to Seller's Disclosure" form.			
Are there any known, past or current leaks or defects, repaired			
leaks or defects, backups or other problems in or around the property from the sewer or septic system?	×		
If Yes, Explain.	~		
UNDERGROUND / ABOVE GROUND STORAGE TANKS			-
(Other Than Septic Tanks)	NO	YES	UNKNOWN
is there an oil/high-homized back on the	.75		7.
Is there an oil/fuel/chemical tank on the property of any kind?  Above ( ) Below ( )	<b>x</b>		
If Yes, where is it located (marker)?			
" - ss, where is it located (marker)?			
is the tank presently in use?			
What substance/purpose does the tank contain?			
Has the tank been but out of use power and Outside			
Has the tank been put out of use permanently? If Yes provide Country tank closure certificate where required.			
Have there been any pact or respect Leader the			
Have there been any past or present Leaks whether before or during ownership? If Yes Explain	<del></del>		
			] "
Is the tank ( ) single-walled or ( ) double-walled?  What is the size of the tank (gallons)?			
When was the tank last filled?			
Figure and right right HIIBOX		-	

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RADON GAS:		373	NO	YES	UNKN	OWN
Has the property been tested for Radon ga	as?		×			
Has a Radon mitigation system been insta	lled?				<del></del>	
If the property was tested for Radon gas, a level of Radon on test day(s) only and no	attach all av	ailable resu	Its of all tests kno	wn to Sell	ler(s). Tes	ts disclose
after the test(s), or to the accuracy of the t		ons are ma	de as to the level	of Radon	at any tin	ne prior to
Have you ever experienced or know	NO	YES	1		NO	1/50
of any problems with:		'	-		NO	YES
Foundation		<del>                                     </del>	Drain Tiles			
Flooding- If Yes, Location and Explain	X	<del>                                     </del>	Cracked floors		_X	
Wet walls			Cracked walls		_X	
Seepage/Dampness					×	
Gutters/Downspouts	×	<del>                                     </del>	Other Leakage		X	
nvasive Tree roots	<u>x</u>		French Drain		X	
foxic Chemical Spill	X	<del></del>	Fire Sprinkler		X	
Cracked Driveway/Sidewalks	X		Garage Door		×	
n-ground/Above ground pool(s)	X		Light fixtures		×	
O CONTRACTOR AND	×	1	Fireplace(s) vn past, current or			

MISCELLANEOUS:	NO	YES	LINESTOWN
Are there any other known defects not listed herein that would affect use of property or a buyer's decision to purchase?  If Yes, Explain	×	125	UNKNOWN
Are there common areas co-owned in undivided interest with others such as tennis courts, pools, walkways, playgrounds, pavilions, or other?  If Yes, Explain.	×		
Are you aware of any Liens or Encumbrances upon the property other than Home Mortgages whether against you or a past record owner, whether showing on title or not?  If Yes, Explain.	×		
Are there any potential or pending legal action(s) related to the Property, HOA, Homeowner(s), Developer or Builder, whether filed or not yet filed of record?  If Yes, Explain.	×		
Is this Property subject to any Rules, Regulations, and/or By-Laws of any HOA or other Association?			
	ı		

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Are there any neighborhood conditions affecting the property such as high tension wires, power plants, train tracks, airline noise, vehicle traffic, schools, dumpsite, landfill, stigmatized property, mineral/oil wells, fracking, or other commercial businesses?  If Yes, Explain.	×		
--	---	--	--

All items below, whether attached to the property or not, or whether personal or free-standing are included in the sale

of the property only if the purchase agreement so provides.

The Company of the Co	Included In Sale	Working Condition		ltem.	Included In Sale	Working	Rented or Owned
Air Conditioner - Central	X	X	Owned	Barbeque (Built-in)	X	X	Owned
Carbon Monoxide Detector(s	X	X	Owned	Ceiling Fans	X	X	Owned
<u>Dishwasher</u>	X	X	Owned	Fireplace	X	×	Owned
Garage Door Opener	X	X	Owned	Garage Door Remotes	X	×	Owned
Garbage Disposal	X	X	Owned	Heaters (supplemental)	X	X	Owned
Hood-Range/Vent	X	×	Owned	Hot Tub	X		Owned
Hot Water Heater	X	X	Owned	Microwave (Built-in)	X	×	Owned
Oven/Range	X	X	Owned	Shed(s)	×	X	Owned
Smoke Detectors	X	Х	Owned	Window Screens	×	×	Owned
	<del></del> ∤						
						<u> </u>	

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DOCUMENTS/REPORTS:
If you have any of the following documents, and/or where any destimants are destinated in
through SIRVA, please place an X in the appropriate box, and attach a copy
All Building Permits
Disclosure Statements
General Inspections
Homenwar's Association Documents Conditions Conditions
Homeowner's Association Documents: Conditions, Covenants and Restrictions (CC & R's),
i chaolog, Dy-Laws, Filleticial Statements, and including any documentation to the measures.
concerning any Assessments or Special Assessments whether currently or pending.
Termite/Pest control warranties or maintenance contracts
Radon Test
Septic Test
Mold Test
Other Misc. Reports/Inspections/Tests
Structural Inspection Report/Engineering Report
All Paid invoices/receipts showing any and all work that may have been completed on the property
during your ownership.
Surveys
Easement Agreements whether recorded or not recorded
I awayite or other proceedings that offset approximately and the
Lawsuits or other proceedings that affect property whether currently or pending (Divorce, Quitclaims, Bankruptcy, Foreclosure, Short Sale)
Any known violations of LOA Court
Any known violations of HOA, County or governmental restrictions

SELLER'S STATEMENT  I/we, owner(s) of the above property acknowledge this Seller's Disclosure State  Relocation LLC/Inc. to disclose this information to any party.	ment and give permission to SIRVA
Seller:	Date: 5.21.15
Seller: WWW Seller:	Date: 5 · 21 · 15
Seller:	Date:
The undersigned Buyer acknowledges receipt of the foregoing notice.	
Signature of Buyer:	Date:
Signature of Buyer:	<del></del>
-grand or objett.	Date:

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Seller's Disclosure Statement APX250002



# DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP

(Listing Firm to Seller)
(As required by the Civil Code)
(C.A.R. Form AD, Revised 12/14)

(If checked) This form is being provided in connection with a transaction for a leasehold interest exceeding one year as per Civil
When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of aboncy relationship or representation you wish to begin with the constitution to the outset understand
what type of agency relationship or representation you wish to have with the agent in the transaction.  SELLER'S AGENT.
A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:  To the Seller: A Fiduciary duty of utmost care, integrity, honesty and toyalty in dealings with the Seller.  To the Buyer and the Seller:  (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.  (b) A duty of honest and fair dealing and good faith.  (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property line age not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information
To the Seller: A Fiduciary duty of utmost care, integrity, honesty and toyalty in dealings with the Seller. A Fiduciary duty of utmost care, integrity, honesty and toyalty in dealings with the Seller.
to the Buyer and the Seller:
(h) A fully of knows and first holies and care in performance of the agent's duties.
(c) A duty to disclose all facis known in the agent materially effecting the value of desirability of the section of the secti
within the diligent attention and observation of the parties An agent is not obligated to constraint agency known to, or
within the diligent attention and observation of the parties. An agent is not obligated to reveal to either party and confidential information obtained from the other party that does not involve the affirmative duties set forth above.
obtained from the other party that does not involve the affirmative duties set forth above.  BUYER'S AGENT  A selling agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent's agent, a Buyer has the following affirmative obligations:  To the Buyer. A fiduciary duty of ulmost care, integrity, honesty and loyalty in dealings with the Buyer.  (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
a Buyer has the following affirmative objections:
To the Buyer, A fiduciary duly of ulmost care intentity honesty and lovely in dealless with the Day
To the Buyer and the Seller.
(a) Diligent exercise of reasonable skill and care in performance of the agent's duties
(D) A QUIV of nonest and fair dealing and good faith
(c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the difficent attention and observation of the property
An agent is not obligated to reveal to either party any confidential oformation obtained from the other party that does not involve the affirmative duties set forth above.
AGENT REPRESENTING BOTH SELLER AND BUYER
A real estate agent, either ficting directly or through one or more accepts lineared and the state of the sta
in a transaction by the second of the super in a dual agency strong the second of both the Seller and the Buyer.  In a dual agency strong the graph is the following affirmative obligations to both the Seller and the Buyer.
in a dual agency strontion the great has the following affirmative obligations to both the Seller and the Buyer.
(w) And dearly decrypting beggin, integrity, nonesty and loyalty in the dealings with either the Seller or the Buyer
(a) A fiduciary dety of surface to the tortowing attributes obligations to both the Seller and the Buyer.  (b) Other duties to the Seller and the Buyer as stated above in their respective sections.  In representing both Seller and the Buyer are stated above in their respective sections.
(b) Other duties to the Seller and the Buyer as stated above in their respective sections.  In representing both Seller and Buyer abergent may not, without the express termission of the respective party, disclose to the other party that the Seller will accept a buyer state string price or that the Buyer will pay a price greater than the price offered.  The above duties of the agent in the string price or that the Buyer will pay a price greater than the price offered.  The above duties of the agent in the string price or that the Buyer will pay a price greater than the price offered.  The above duties of the agent in the string price or that the Buyer will pay a price greater than the price offered.  The above duties of the agent in the surface of the string price or that the Buyer will pay a price greater than the price offered.  The above duties of the agent in the surface of the contents and the pay and the string price of the other party and the pay and the surface of the other party than the price offered.  Throughout your real property transaction of the surface of the surface of the surface of the surface of the other party and the surface of the
The above duties of the agent in agent
interests. You should carefully read all our responsibility to protect his or her own
agent is a person qualified to advise an advise an advice is desired, consult a competent professional
the tracepline. The tracepline Tracepline and the property transaction of agents assisting in
should read its contents each time it is proceed and a casual relationship to present you with this disclosure form. You
transaction, this disclosure form includes the hinvisions of Sactions 2070 42 to 2070 5 A to 1070 5 A
2. Read it carefully. I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THE PORTIONS OF THE CIVIL CODE PRINTED ON THE BACK (OR A SEPARATE BACE)
PRINTED ON THE BACK (OR A SEPARATE PAGE).
2. Read it carefully. I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THE PORTIONS OF THE CIVIL CODE PRINTED ON THE BACK (OR A SEPARATE PAGE).  Buyer Seller Landlord Tenant
Date 5/22
Buyer   Seller   Landlord   Tenant   Date
Date
RRE LC # 05807784
Real Estate Broker (Firm)
(Salesperson or Broker-Associate) Daniel Di Matteo
Agency Disclosure Compliance (Civil Code §2079.14):
When the listing brokerage company also represents Buyer/Tenant: The Listing Agent shall have one AD form signed by Seller/Landlord and a
When Seller/Landlord and Buyer/Tenant are represented by different brokerage companies: (i) the Listing Agent shall have one AD form signed by Setter/Landlord and (ii) the Buyer's/Tenant's Agent shall have one AD form signed by
the same form is used, Seller may skin here:
Seller/Landlord Date Called and State Seller
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unauthorized reproduction of this form, or any portion thereof by photocopy
machine or any other means, including facsimile or computerized formats.  Copyright © 1991-2010, CALIFORNIA ASSOCIATION OF REALTORS®, INC.  Reviewed by
ALL HIGHTS RESERVED.
AD REVISED 12/14 (PAGE 1 OF 2)
DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP (AD PAGE 1 OF 2)
CENTON MARKET BIO KARR BY Chila Vista, CA 91914
Daniel Di Alastro Produced with zipForm® by zipLogix 18070 Filtern Mile Road, Fraser, Michigan 48026 www.nicl.com 659 Quitalang ct

CIVIL CODE SECTIONS 2079.24 (2079.18 APPEARS ON THE FRONT) 2079.13 As used in Sections 2079.14 to 2079.24, inclusive, the following terms have the following meanings: (a) "Agent" means a person acting under provisions of Title 9 (commencing with Section 2295) in a real property transaction, and includes a person who is licensed as a real estate broker under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code, and under whose license a listing is executed or an offer to purchase is obtained. (b) "Associate licenses" means a person who is licensed as a real estate broker or salesperson under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code and who is either licensed under a broker or has entered into a written contract with a broker to act as the broker's agent in connection with acts requiring a real estate license and to function under the broker's supervision in the capacity of an associate licensee. The agent in the real property transaction bears responsibility for his or her associate licensees who perform as agents of the agent. When an associate licensee owes a duty to any principal, or to any buyer or seller who is not a principal, in a real property transaction, that duty is equivalent to the duty owed to that party by the broker for whom the associate licensee functions. (c) "Buyer" means a transferee in a real property transaction, and includes a person who executes an offer to purchase real property from a seller through an agent, or who seeks the services of an agent in more than a casual, transitory, or preliminary manner, with the object of entering into a real property transaction. Buyer includes vendes or lessee. (d) "Commercial real property" means all real property in the state, except single-family residential real property, dwelling units heade subject to Chapter 2 (commencing with Section 1940) of Title 5, mobilehomes, as defined in Section 798.3, or recreational vehicles, as defined in Section 799 29. (e) "Dual agent" means an agent acting, either directly or through an associate licensee, as agent for both the seller and the buyer in a real properly transaction. (f) "Listing agreement" means a contract between an owner of real property and an agent, by which the agent has been authorized to sell the real property or to find or obtain a buyer. (g) "Listing agent" means a person who has obtained a listing of real property to act as an agent for compensation. (h) "Listing price" is the amount expressed in obtains apacified in the listing for which the seller is willing to sell the real property through the listing agent. (l) "Offering price" is the price is the amount expressed in dollars specified in an offer to purchase for which the buyer is willing to buy the real propenty. (I) "Offer to purchase" means a written contract executed by a buyer acting through a selling agent that becomes the contract for the sale of the real propenty upon acceptance by the seller. (k) "Real propenty means any estate specified by subdivision (1) or (2) of Section 781 in property that constitutes or is improved with one to four dwelling units, any commercial real propenty, and peaked in these types of property exceeding one year's duration, and mobilehomes, when offered for sale or sold through an agent pursuant to the authority contained in Section 10131.6 of the Business and Professions Code. (I) "Real property transaction," means a transaction for the real propenty is employed by one or more of the principals to act to that transaction, and includes a listing or an offer to purchase-final property from the seller to the buyer, and includes exchanges of real property between the property sells," or "sold" refers to a transaction for the transfer of real property from the seller to the buyer, and includes exchanges of real property between the property transactions for the creation of a transaction outside within the meaning of Section 2965, and transactions for the creation of a leasahold excepting outside the property transaction, and includes an owner who lists real property with an agent, whether or noticy intensing setution of who receives an offer to purchase real property of which he or she is the owner from by agent on behalf of another. "Seller" includes both a venific real property in real property who are appeared to the property for a buyer or who finds a buyer for a property by which no listing agent and who sells or finds and obtains a Cognitive final property. The property is real property for a buyer or who finds a buyer for a property by which no listing agent and selling spents who is acting under the supervision of an agent in a real property transactio amount expressed in dollars specified in an offer to purchase for which the buyer is willing to buy the real property. (j) "Offer to purchase" means a written contract listing agent, or the selling agent may deliver the disclosure form by certified mall addressed to the seller at his or her lest known address, in which case no signed acknowledgement of receipt is required. (d) The selling agent shall provide the disclosure form to the buyer as soon as practicable prior to execution of the buyer's offer to purchase, except that if the offer to purchase is not prepared by the selling agent, the selling agent shall present the disclosure form to the buyer not later than the next business day after the setting agent receives the offer to purchase from the buyer. 2079.15 in any circumstance in which the seller or buyer refuses to sign an acknowledgement of receipt pursuant to Section 2079.14, the agent, or an associate licensee acting for an agent, shall set forth, sign, and date a written declaration of the facts of the refusal. 2079.16 Reproduced on Page 1 of this AD form.

2079.17 (e) As soon as practicable, the selling agent shall disclose to the buyer and seller whether the selling agent is acting in the real property transaction exclusively as the buyer's agent, exclusively as the seller's agent, or as a dual agent representing both the buyer and the seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller, the buyer, and the selling agent prior to or coincident with execution of that contract by the buyer and the seller, respectively. (b) As soon as practicable, the listing agent shall disclose to the seller whether the listing agent is acting in the real property transaction exclusively as the seller's agent, or as a dual agent representing both the buyer and seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller and the listing agent prior to or coincident with the execution of that contract by the seller.

(c) The confirmation required by subdivisions (e) and (b) shall be in the following form.

(DO NOT COMPLETE. SAMPLE ONLY)

(Name of Listing Agent)

(DO NOT COMPLETE. SAMPLE ONLY)

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2079.22 Nothing in this article precludes a listing agent from also being a selling agent, and the combination of these functions in one agent/does not, of itself, make that agent a dual agent.

2079.23 A contract between the principal and agent may be modified or altered to change the agency relationship at any time before the performance of the act which is the object of the agency with the written consent of the parties to the agency relationship.

2079.24 Nothing in this article shall be construed to either diminish the duty of disclosure owed buyers and sellers by agents and their associate subagents, and employees or to relieve agents and their associate licensees, subagents, and employees from liability for their conduct in connection

dvem	ed by this article or for any breach of a fiduciary duty or a duty of disclosure	pywaa nam
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AD REVISED 12/14 (PAGE 2 OF 2)

Reviewed by	Date	
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### DISCLOSURE REGARDING **REAL ESTATE AGENCY RELATIONSHIP**

(Listing Firm to Seller) (As required by the Civil Code) (C.A.R. Form AD, Revised 12/14)

[ (If checked) This form is being provided in connection with a transaction for a leasehold interest exceeding one year as per Civil Code section 2079.13(k) and (l).

When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent in the transaction.

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:

To the Seller: A Fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Seller. To the Buyer and the Seller.

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.

(c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above. **BUYER'S AGENT** 

A selling agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Buyer.

To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.

(c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties.

An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

AGENT REPRESENTING BOTH SELLER AND BUYER

A real estate agent, either acting directly or through one or more associate licensees, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer.

In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer.

- (a) A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer.
- (b) Other duties to the Seller and the Buyer as stated above in their respective sections.

In representing both Seller and Buyer, the agent may not, without the express permission of the respective party, disclose to the other party that the Seller will accept a price less than the listing price or that the Buyer will pay a price greater than the price offered.

The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction. This disclosure form includes the provisions of Sections 2079.13 to 2079.24, inclusive, of the Civil Code set forth on page 2. Read it carefully. I/WE ACKNOWLEDGE RECEIPT OF A CORY OF THIS DISCLOSURE AND THE PORTIONS OF THE CIVIL CODE PRINTED ON THE BACK (OR A SEPARATE PAGE)

	Buyer Seller Landlord Tenant	<i>-</i>	Date 5-25-15
	Buyer Seller Landlord Tenant	/	Date 5 · 25 · 15
	Agent CENTURY 21 Award Real Estate Broker (Firm)	BRE Lic. # <u>01</u>	897784
_	BRE Lic. # 9:  (Shespersoff of Broker-Associate) Daniel Di Matteo	776960	Date 5/25 / 15
	Agency Disclosure Compliance (Civil Code §2079.14):  When the listing brokerage company also represents Buyer/Tenant: The different AD form signed by Buyer/Tenant.  When Seller/Landlord and Buyer/Tenant are represented by different brok Seller/Landlord and (ii) the Buyer's/Tenant's Agent shall have one AD forms and to Seller/Landlord and (iii) the Buyer's/Tenant's Agent shall have one AD forms and the Seller in the sel	terage companies: (i) the Listing A	Anent shall have one AD form signed by
	presented to Seller/Landlord for signature prior to presentation of the offer. I (SELLER/LANDLORD: DO NOT SIGN HERE)	f the same form is used, Seller may	either that same or a different AD form y sign here: RD: DO NOT SIGN HERE)
Į	Seller/Landlord Date	Seller/Landlord	Date
	The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 1991-2010, CALIFORNIA ASSOCIATION OF REALTORS®, INC.		
	ON THE TAST TO IN CALIFORNIA ASSOCIATION OF REALTORSO, INC.	Reviewed by	Date I T = F

**ALL RIGHTS RESERVED** AD REVISED 12/14 (PAGE 1 OF 2)

DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP (AD PAGE 1 OF 2)

Reviewed by

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CENTURY21Award, 860 Kuhn Dr Chule Vi:	tis, CA 91914	Phone: 4	19,512,6006	Fax: 619,475,1769	(PA P) 12-1
Daniel DI Matteo	Produced with zioForm® by ziol noiv	18070 Fifteen Mile Road, Fraser, Michigan 48026	training and and an ar	Fax. 01924/3,1769	650 Quilalang et
		TOOTO ! THOUSE I WHAT LANDS! LEADER! WHICH BURNEY ADUNCED	WWW.ZIDCDUUCCHT		

### CIVIL CODE SECTIONS 2079.24 (2079.16 APPEARS ON THE FRONT)

2079.13 As used in Sections 2079.14 to 2079.24, inclusive, the following terms have the following meanings: (a) "Agent" means a person acting under provisions of Title 9 (commencing with Section 2295) in a real property transaction, and includes a person who is licensed as a real estate broker under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code, and under whose license a listing is executed or an offer to purchase is obtained. (b) "Associate licensee" means a person who is licensed as a real estate broker or salesperson under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code and who is either licensed under a broker or has entered into a written contract with a broker to act as the broker's agent in connection with acts requiring a real estate license and to function under the broker's supervision in the capacity of an associate licensee. The agent in the real property transaction bears responsibility for his or her associate licensees who perform as agents of the agent. When an associate licensee owes a duty to any principal, or to any buyer or seller who is not a principal, in a real property transaction, that duty is equivalent to the duty owed to that party by the broker for whom the associate licensee functions. (c) "Buyer" means a transferee in a real property transaction, and includes a person who executes an offer to purchase real property from a seller through an agent, or who seeks the services of an agent in more than a casual, transitory, or preliminary manner, with the object of entering into a real property transaction. "Buyer" includes vendee or lessee. (d) "Commercial real property" means all real property in the state, except single-family residential real property, dwelling units made subject to Chapter 2 (commencing with Section 1940) of Title 5, mobilehomes, as defined in Section 798.3, or recreational vehicles, as defined in Section 799.29. (e) "Dual agent" means an agent acting, either directly or through an associate ficensee, as agent for both the seller and the buyer in a real property transaction. (f) "Listing agreement" means a contract between an owner of real property and an agent, by which the agent has been authorized to sell the real property or to find or obtain a buyer. (g) "Listing agent" means a person who has obtained a fisting of real property to act as an agent for compensation. (h) "Listing price" is the amount expressed in dollars specified in the listing for which the seller is willing to sell the real property through the listing agent. (i) "Offering price" is the amount expressed in dollars specified in an offer to purchase for which the buyer is willing to buy the real property. (j) "Offer to purchase" means a written contract executed by a buyer acting through a selling agent that becomes the contract for the sale of the real property upon acceptance by the seller. (k) "Real property" means any estate specified by subdivision (1) or (2) of Section 761 in property that constitutes or is improved with one to four dwelling units, any commercial real property. any leasehold in these types of property exceeding one year's duration, and mobilehomes, when offered for sale or sold through an agent pursuant to the authority contained in Section 10131.6 of the Business and Professions Code. (I) "Real property transaction" means a transaction for the sale of real property in which an agent is employed by one or more of the principals to act in that transaction, and includes a listing or an offer to purchase. (m) "Sell," "sale," or "sold" refers to a transaction for the transfer of real property from the seller to the buyer, and includes exchanges of real property between the seller and buyer, transactions for the creation of a real property sales contract within the meaning of Section 2985, and transactions for the creation of a leasehold exceeding one year's duration. (n) 'Seller' means the transferor in a real property transaction, and includes an owner who lists real property with an agent, whether or not a transfer results, or who receives an offer to purchase real property of which he or she is the owner from an agent on behalf of another. 'Seller' includes both a vendor and a lessor. (o) 'Selling agent' means a listing agent who acts alone, or an agent who acts in cooperation with a listing agent, and who sells or finds and obtains a buyer for the real property, or an agent who locates property for a buyer or who finds a buyer for a property for which no listing exists and presents an offer to purchase to the seller. (p) "Subagent" means a person to whom an agent delegates agency powers as provided in Article 5 (commencing with Section 2349) of Chapter 1 of Title 9. However, "subsigent" does not include an associate licensee who is acting under the supervision of an agent in a real property transaction.

2079.14 Listing agents and selling agents shall provide the seller and buyer in a real property transaction with a copy of the disclosure form specified in Section 2079.16, and, except as provided in subdivision (c), shall obtain a signed acknowledgement of receipt from that seller or buyer, except as provided in this section or Section 2079.15, as follows: (a) The listing agent, if any, shall provide the disclosure form to the seller prior to entering into the listing agreement. (b) The selling agent shall provide the disclosure form to the seller as soon as practicable prior to presenting the seller with an offer to purchase, unless the selling agent previously provided the seller with a copy of the disclosure form pursuant to subdivision (a). (c) Where the selling agent does not deal on a face-to-face basis with the seller, the disclosure form prepared by the setting agent may be furnished to the setter (and acknowledgement of receipt obtained for the setting agent from the setter) by the listing agent, or the selling agent may deliver the disclosure form by certified mail addressed to the seller at his or her last known address, in which case no algred acknowledgement of receipt is required. (d) The selling agent shall provide the disclosure form to the buyer as soon as practicable prior to execution of the buyer's offer to purchase, except that if the offer to purchase is not prepared by the selling agent, the selling agent shall present the disclosure form to the buyer not later than the next business day after the selling agent receives the offer to purchase from the buyer.

2079.15 in any circumstance in which the seller or buyer refuses to sign an acknowledgement of receipt pursuant to Section 2079.14, the agent, or an associate licensee acting for an agent, shall set forth, sign, and date a written declaration of the facts of the refusal.

2079.16 Reproduced on Page 1 of this AD form.

2079.17 (a) As soon as practicable, the selling agent shall disclose to the buyer and seller whether the selling agent is acting in the real property transaction exclusively as the buyer's agent, exclusively as the seller's agent, or as a dual agent representing both the buyer and the seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller, the buyer, and the selling agent prior to or coincident with execution of that contract by the buyer and the seller, respectively. (b) As soon as practicable, the listing agent shall disclose to the seller whether the listing agent is acting in the real property transaction exclusively as the seller's agent, or as a dual agent representing both the buyer and seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller and the listing agent prior to or coincident with the execution of that contract by the seller.

sell real property or in a separate writing executed or acknown upon or the following form.

(c) The confirmation required by subdivisions (a) and (b) shall be in the following form.

is the agent of (check one): 

the seller exclusively; or 

both the buyer and seller. (Name of Listing Agent) (DO NOT COMPLETE. SAMPLE ONLY) is the agent of (check one): I the buyer exclusively; or I the seller exclusively; or (Name of Selling Agent if not the same as the Listing Agent) O both the buyer and seller.

(d) The disclosures and confirmation required by this section shall be in addition to the disclosure required by Section 2079.14.

2079.18 No setting agent in a real property transaction may act as an agent for the buyer only, when the setting agent is also acting as the listing agent in the transaction. 2079.19 The payment of compensation or the obligation to pay compensation to an agent by the seller or buyer is not necessarily determinative of a particular agency relationship between an agent and the seller or buyer. A listing agent and a selling agent may agree to share any compensation or commission paid, or any right to any compensation or commission for which an obligation arises as the result of a real estate transaction, and the terms of any such agreement shall not necessarily be determinative of a particular relationship.

2079.29 Nothing in this article prevents an agent from selecting, as a condition of the agent's employment, a specific form of agency relationship not specifically prohibited by this article if the requirements of Section 2079.14 and Section 2079.17 are complied with.

2079.21 A dual agent shall not disclose to the buyer that the seller is willing to sell the property at a price less than the listing price, without the express written consent of the seller. A dual agent shall not disclose to the seller that the buyer is willing to pay a price greater than the offering price, without the express written consent of the buyer. This section does not after in any way the duty or responsibility of a dual agent to any principal with respect to confidential information other than price.

2079.22 Nothing in this article precludes a listing agent from also being a selling agent, and the combination of these functions in one agent does not, of itself, make that agent a dual agent.

2079.23 A contract between the principal and agent may be modified or altered to change the agency relationship at any time before the performance of the act which is the object of the agency with the written consent of the parties to the agency relationship.

2079.24 Nothing in this article shall be construed to either diminish the duty of disclosure owed buyers and sellers by agents and their associate licensees, subagents, and employees or to relieve agents and their associate licensees, subagents, and employees from liability for their conduct in connection with acts governed by this article or for any breach of a fiduciary duty or a duty of disclosure.

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Reviewed by Dete





# CALIFORNIA ASSOCIATION OF REALTORS\*\* REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CALIFORNIA CIVIL CODE §1102, ET SEQ.) (C.A.R. Form TDS, Revised 4/14) (CALIFORNIA CIVIL CODE §1102, ET SEQ.) (C.A.R. Form TDS, Revised 4/14)

THIS DISCLOSURE STATEMENT				THE CITY OF
Chula Vista DESCRIBED AS	_,COUNTY OF	San Diego	, STATE	OF CALIFORNIA,
THIS STATEMENT IS A DISCLOSE	IDE OF THE CONS	Ct, Chula Vista,	CA 91911	
COMPLIANCE WITH SECTION 1102	OF THE COND	THUN OF THE	ABOVE DESCRIBE	
WARRANTY OF ANY KIND BY THE S	SELLERISLOR ANY.	ACENTICS DEDDO	CENTING AND DOM	. IT IS NOT A
TRANSACTION, AND IS NOT A SUBS	STITLITE FOR ANY IN	SDECTIONS OF I	ING ANT PRINCES	ICIPAL(S) IN THIS
WISH TO OBTAIN.		or contons on t	MANUMANTIES THE P	KINCIPAL(S) MAY
I. COOR	DINATION WITH OTH	ER DISCLOSURE	FORMS	
This Real Estate Transfer Disclosure Sta	tement is made nursus	ent to Section 1103	of the Chil Code O	ther statutes require
- and an analysis of a postulation of the first	he particular real estate t	transaction (for exam	ple: special study zone	and purchase-money
HOUS OF FESILIES BIODE M.				•
Substituted Disclosures: The following dis	sciosures and other disc	losures required by	law, including the Natur	al Hazard Disclosure
Report/Statement that may include airport made in connection with this real estate tran	alliloyarioss, earuiquake Isfar, and are intended to	s, me, mood, or spec	cial assessment informs	tion, have or will be
matter is the same:	oral and are unerped (	sausiy ula discioso	te opligations an tals 301	where the subject
Inspection reports completed pursuant to	the contract of sale or rec	eipt for deposit.	24 8 8 8 1	A CO
☐ Additional inspection reports or disclosures:			The State of	136
made in connection with this real estate transmatter is the same:  Inspection reports completed pursuant to Additional Inspection reports or disclosures:  The Seller discloses the following information in	<del>\</del>		8 37	84.0
The O-H	II. SELLER'S IN	FORMATION	A. S.	3 2 3 8
The Seller discloses the following information	mation with the knowl	edge that even the	ough this is not a wa	many prospective
Buyers may rely on this information in	deciding whether and	d on what terms t	o purchase the subje	D Poperty Seller
THE THE PROPERTY OF THE PROPER	IIIGO ANY DONCIDAIGE II	i inje trancaction k	o provide a copy of thi	s statementio any
berson or entity in confection with Stb S	ciual of anticipated sal	A Of the noneaty		7 10
THE FOLLOWING ARE REPRESENTA	THE ASSESSMENT OF THE	E SELLER(S) AN	D ARE NOT THE RE	PRESENTATIONS
OF THE AGENT(S), IF ANY. THIS INFO CONTRACT BETWEEN THE BUYER A	ND SELLED	LUSURE AND IS	NOT INTENDED TO	BE PARTLOF ANY
Seller ☐ is ☐ is not occupying the Home.	UD SELLEK.			7
A. The subject property has the items checked	l below: *			
		Illinning	☐ Pool:	
Oven Microwave	Sprinklers		_ Child Resista	nt Barrier
Distressor	Public Sewer System		☐ Pool/Spa Heater:	
Trash Compactor	Sumo Pum		Gas Solar	☐ Electric
Garbage Disposal	Waler Softener		Waler Heater: ☐ Gas ☐ Solar	Flectric
Washer/Dryer Hobkuffer 7 75	Patio/Decking		■ Water Supply:	
Burglar Alarms Str. 322 Can Con Con Con Con Con Con Con Con Con Co	Gezebo		☐ City ☐ Well	
Carbon Monoxide Dedge (1)	Security Gate(s)		Private Utility Other	Of .
☐ Smoke Detector(s)	Garage:		Gas Supply:	
TV Antenna	Attached   Not A	Attached		ed (Tank)
Satellite Dish	A Automatic Garage	Boor Oceans/s)	Window Screens Window Security I	20-
Intercom	9 Number Rem	ole Controls	Oulck Release	Mechanism on
Central Heating	Sauna		/ Regioniii yyin	dows -
Evaporator Cooler(s)	, चान्ना ⊓ot Tuo/Spa: रिक. 9/□ Locking Safety Co	war	☐ Walter-Conserving	Plumbing Fixtures
Dishwasher Trash Compactor Garbage Disposal Washer/Dryer Hobiques Burglar Alarms Carbon Monoxide Device St. Smoke Detector(s) Fire Alarm TV Antenna Satellite Dish Intercom Central Heating Central Air Conditioning Expaorator Cooler(s) Exhaust Fan(s) in	220 Volt Wining in		Fireplace(s) in	
Range Oven Microwave Dishwasher Trash Compactor Garbage Disposal Washer/Dryer Hiskuff Rain Gutters Burglar Alarms Carbon Monoxide Dedga Salar Smoke Detector(s) Fire Alarm TV Antenna Satellite Dish Intercom Central Heating Central Air Conditioning Evaporator Cooler(s) Exhaust Fan(s) in Gas Starter Other:  Are there, to the best of your (Seller's) knowledge, additional sheets if necessary):	Roof(s): Type:		Ada:	(anntox.)
Other:				(oppiox)
Are there, to the best of your (Seller's) knowledge.	any of the above that are o	ent la operation conditio	Yes Ok	the total
additional sheets if necessary):			in yes	unen describe. (Attach
Gas Starter Other:  Are there, to the best of your (Seller's) knowledge, additional sheets if necessary):  ("see note on page 2)  Buyer's initials () ()			TA.	
( and more on bulle 2)			'%	20
Buyer's initials () ()			Selfer's Initials (	200
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01991 - 2014, California Association of REALTORS®, Inc. TDS REVISED 4/14 (PAGE 1 OF 3)				
			wed by Date	
REAL ESTATE TRA	NSFER DISCLOSUR	E STATEMENT (T	DS PAGE 1 OF 3)	PARTITIONAL PARTI
ENTURY21Award, 860 Kulo Dr Chuls Virts, CA 91914 Daniel Bi Mattre Produced with zioForm	Ø by ziologix 18070 Filteen Mile Ro.	Phone: 689.	517.4006 Fax: 619,475,174	650 Quilalang ct
		PA, CARRIER, MICHIGANI ADUZO N	Sale of the Edward	

Property Address: 650 Quilalang Ct, Chula Vista, CA 91911	
B. Are you (Seller) aware of any significant defects/malfunctions space(s) below.	in any of the following?
☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Exterior Walls ☐ Ins ☐ Driveways ☐ Sidewalks ☐ Walls/Fences ☐ Electrical Syst (Describe:	sulation
If any of the above is checked evaluing (Attack and III)	
If any of the above is checked, explain. (Attach additional sheets if	necessary.):
7. Any settling from any cause, or slippage, sliding, or other soil 8. Flooding, drainage or grading problems 9. Major damage to the property or any of the structures from fin 10. Any zoning violations, nonconforming uses, violations of "setb 11. Neighborhood noise problems or other nuisances 12. CC&R's or other deed restrictions or obligations 13. Homeowners' Association which has any authority over the su 14. Any "common area" (facilities such as pools, tennis courts, wa interest with others)	De in compliance with the safety standards relating to, respectively ith Section 13260) of Part 2 of Division 12 of, automatic reversing to Part 3 of Division 13 of, of the pool safety standards of Artici Division 104 of, the Haarita and Safety Code. Window security bare 1995 edition of the Participal Standards Code. Section on or before January 12994, the Descripped with water-conserving anuary 1, 2014, a single-safety built on or before January water-conserving plumbing by the safety built on or before January water-conserving plumbing by the safety built on or before January water-conserving plumbing by the safety built on or final approval civil Code.  The safety of the safety built on or before January water-conserving plumbing by the safety built on or final approval civil Code.  The safety of the safety built of the safety built on or final approval civil Code.  The safety built of the safety built on or before January water-conserving plumbing by the safety built of the safety built
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nyer's Initials () ()	Seller's Initials ( \( \frac{\
DS REVISED 4/14 (PAGE 2 OF 3)	Parlamethy
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# REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CALIFORNIA CIVIL CODE §1102, ET SEQ.) (C.A.R. Form TDS, Revised 4/14)

Substituted Disclosures: The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, 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 made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject made in connection with the knowledge that even though this is not a warranty, prospective Buyers may rely on this 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) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.  Selected is in a not occupying the Home.  A. The subject property has the Items checked below:  Range  Over  Dishwasher  Selected is in a not occupying the Home.  A. The subject property has the Items checked below:  Range Compactor  Garbago Disposal  Walter Soltener  Washer/Dyer Hodups  Selection Manoude Device(s)  Selection Manoude Manoude Manoude Manoude Mano	Chula Vista  DESCRIBED AS  THIS STATEMENT IS A DISC  COMPLIANCE WITH SECTION OF ANY KIND BY TO TRANSACTION, AND IS NOT A SECTION OF ANY KIND BY TO OBTAIN.	650 Quilalang Ct, Chi LOSURE OF THE CONDITION 1102 OF THE CIVIL CODE AS O THE SELLER(S) OR ANY AGENT BUBSTITUTE FOR ANY INSPECTI COORDINATION WITH OTHER DIS	San Diego , STATE OF CALIFORNIA, Dula Vista, CA 91911  OF THE ABOVE DESCRIBED PROPERTY IN DF (date) 5.25.15 . IT IS NOT A TICS) REPRESENTING ANY PRINCIPAL(S) IN THIS TIONS OR WARRANTIES THE PRINCIPAL(S) MAY SCLOSURE FORMS
Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, 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.	disclosures, depending upon the detail liens on residential property).	ls of the particular real estate transaction	ion (for example: special study zone and purchase-money
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) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.  Seller Is is in son occupying the Home.  A. The subject property has the Items checked below:  Range Oven Wall/Mndow Air Conditioning Sprinklers (CAPDEY)  Pool:  Range Oven Wall/Mndow Air Conditioning Wall/Sprinklers (CAPDEY)  Pool/Sprinklers (CAPDEY)  Pool/Spr	made in connection with this real esta matter is the same:  Inspection reports completed pursual	rport annoyances, earthquake, fire, fix te transfer, and are intended to satisfy ant to the contract of sale or receipt for o	lood, or special assessment information, have or will be the disclosure obligations on this form, where the subject
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Burglar Alarms Carbon Monoxide Device(s) Smoke Detector(s) Smoke Detector(s) Fire Alarm TV Antenna Satellite Dish Intercom Central Heating Central Heating Central Alar Conditioning Evaporator Cooler(s) Savana Central Alar Conditioning Evaporator Cooler(s) Conditioning Central Alar Conditioning Central Heating Central Alar Conditioning Central Alar Conditioning Central Alar Conditioning Central Alar Conditioning Central Heating Central Heating Central Heating Central Alar Conditioning Central Alar Conditioni	Oven  Microwave  Dishwasher  Trash Compactor  Garbage Disposal  Washer/Dryer Hookups  Rain Gutters	Sprinklers (GALDEN)    Public Sewer System     Septic Tank     Sump Pump     Water Softener     Patio/Decking	☐ Child Resistant Barrier ☐ Pool/Spa Heater: ☐ Gas ☐ Sotar ☐ Electric ☐ Water Heater: ☐ Gas ☐ Sotar ☐ Electric ☐ Water Supply:
Attached Not Attached TV Antenna Satellite Dish Intercom Central Heating Central Air Conditioning Evaporator Cooler(s) Evaporator Cooler(s)  Exhaust Fan(s) in Gas Starter Other:  Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition?  Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition?  Seller's Initials (  Central Air Conditioning Evaporator Cooler(s)  Exhaust Fan(s) in 220 Volt Wiring in Roof(s): Type: Roof(s): Type: Seller's Initials (  Central Heating Window Security Bars Outdow Release Mechanism on Bedroom Windows Water-Conserving Plumbing Fixtures Family Common Bedroom Windows  Fireplace(s) in Fire	Carbon Monoxide Device(s)	Security Gate(s)	Private Utility or Other
Central Air Conditioning   Evaporator Cooler(s)	☐ Fire Alarm ☐ TV Antenna ☐ Satellite Dish ☐ Intercom	Attached Not Attached Carport Automatic Garage Door O Number Remote Conti	De Utility Bottled (Tank)  Window Screens  Dener(s) Window Security Bars  Utrols 2 Quick Release Mechanism on
Evaporator Cooler(s)		Hot Tuh/Spa:	
Exhaust Fan(s) in	Evaporator Cooler(s)	Locking Safety Cover	
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):    No. If yes, then describe. (Attach additional sheets if necessary):   No. If yes, then describe. (Attach additional sheets if necessary):   No. If yes, then describe. (Attach additional sheets if necessary):   Seller's Initials (	Exhaust Fan(s) in	220 Volt Wiring in LAS USTA	Fireplace(s) in LIVING REOM
Buyer's Initials () ()  Seller's Initials () ()  D1991 - 2014, California Association of REALTORS®, Inc. TDS REVISED 4/14 (PAGE 1 OF 3)  Reviewed by Date	Are there, to the best of your (Seller's) kno	wledge, any of the above that are not in op	perating condition? Yes No. If yes, then describe. (Attach
D1991 - 2014, California Association of REALTORS®, Inc. TDS REVISED 4/14 (PAGE 1 OF 3)  Reviewed by Date	(*see note on page 2)		
TDS REVISED 4/14 (PAGE 1 OF 3)  Reviewed by Date	Buyer's initials () ()		Seller's Initials ( MK ) ( ////
	©1991 - 2014, Caldornia Association of REALTORS®, Inc. TDS REVISED 4/14 (PAGE 1 OF 3)		PRIVAT Administration
REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 1 OF 3)	REAL ESTAT	E TRANSFER DISCLOSURE STA	TEMENT (TDS PAGE 1 OF 3)

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Property Address: 650 Quilalang Ct, Chula Vista, CA 91911	Date:Date:
B. Are you (Seller) aware of any significant defects/malfunctions in any space(s) below.  Interior Walls Ceilings Floors Exterior Walls Insulation Driveways Sidewalks Walls/Fences Electrical Systems	of the following? Yes No. If yes, check appropriate
(Describe:	
If any of the above is checked, explain. (Attach additional sheets if necessary	ary.):)
*Installation of a listed appliance, device, or amenity is not a precondition device, garage door opener, or child-resistant pool barrier may not be in co carbon monoxide device standards of Chapter 8 (commencing with Section 19890) of Par 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division may not have quick-release mechanisms in compliance with the 1995 et 1101.4 of the Civil Code requires all single-family residences built on or bet plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 1994, that is altered or improved is required to be equipped with water-crixtures in this dwelling may not comply with section 1101.4 of the Civil Cod C. Are you (Seller) aware of any the following:  1. Substances, materials, or products which may be an environmental informaldehyde, radon gas, lead-based paint, mold, fuel or chemical strong on the subject property.  2. Features of the property shared in common with adjoining landowner whose use or responsibility for maintenance may have an effect on the 3. Any encroachments, easements or similar matters that may affect you 4. Room additions, structural modifications, or other alterations or repail 5. Room additions, structural modifications, or other alterations or repail 5. Room additions, structural modifications, or other alterations or repail 6. Fill (compacted or otherwise) on the property or any portion thereof. 7. Any settling from any cause, or slippage, sliding, or other soil problem 8. Flooding, drainage or grading problems.  9. Major damage to the property or any of the structures from fire, earth 10. Any zoning violations, nonconforming uses, violations of "setback" re 11. Neighborhood noise problems or other nuisances.  12. CC&R's or other deed restrictions or obligations.  13. Homeowners' Association which has any authority over the subject p 14. Any "common area" (facilities such as pools, tennis courts, walkways interest with others).  15. Any notices of abatement or citations against the property.  16. Any lawsuits	Impliance with the safety standards relating to, respectively, on 13260) of Part 2 of Division 12 of, automatic reversing it 3 of Division 13 of, or the pool safety standards of Article 104 of, the Health and Safety Code. Window security bars edition of the California Building Standards Code. Section fore January 1, 1994, to be equipped with water-conserving 1, 2014, a single-family residence built on or before January onserving plumbing fixtures as a condition of final approval. e.  Inazard such as, but not limited to, asbestos, orage tanks, and contaminated soil or water standards. In the subject property standards without necessary permits. The standards of the subject property of the subject property, claims for damages by the subject property, claims for breach of an enhanced ching this real property, including any lawsuits defect or deficiency in this real property or other areas co-owned in undivided interest standards of the subject property or other areas co-owned in undivided interest standards of the subject property or other areas co-owned in undivided interest standards of the subject property or other areas co-owned in undivided interest standards of the subject property or other areas co-owned in undivided interest standards of the subject property or other areas co-owned in undivided interest standards of the subject property or other areas co-owned in undivided interest standards of the subject
<ul> <li>D. 1. The Seller certifies that the property, as of the close of escrow, will Safety Code by having operable smoke detector(s) which are approve Marshal's regulations and applicable local standards.</li> <li>2. The Seller certifies that the property, as of the close of escrow, will Safety Code by having the water heater tank(s) braced, anchored, or</li> </ul>	ed, listed, and installed in accordance with the State Fire ill be in compliance with Section 19211 of the Health and strapped in place in accordance with applicable law.
Buyer's Initials () ()	Seller's Initials ( MK) ( PA)
TDS REVISED 4/14 (PAGE 2 OF 3)	Reviewed by Date

December Address and a state of	6251/
Property Address: 650 Quilalang Ct, Chula Vista, CA 91911	Date:Date
Seller certifies that the information herein is true and correct to the best of the Seller's kr	nowledge as of the date signed by the Seller.
NX-RCL	
Seller MMD	<sub>Date</sub> 5 · ZS · 15
V	
III. AGENT'S INSPECTION DISCLO: (To be completed only if the Seller is represented by an age	SURE
THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELPROPERTY AND BASED ON A REASONABLY COMPETENT AND	LER(S) AS TO THE CONDITION OF THE
ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THA	TINDING STATES THE FOLLOWING:
See attached Agent Visual Inspection Disclosure (AVID Form)	THE TOLEO HILL OLLOWING.
Agent notes no Items for disclosure.  Agent notes the following items:	
Agent (Broker Representing Seller) CENTURY 21 Award	Date 5/25/15
	tique Licersee or Broker Signature)
** * * * * * * * * * * * * * * * * * * *	Daniel Di Matteo
IV. AGENT'S INSPECTION DISCLOS  (To be completed only if the agent who has obtained the offer is of	SURE
THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND	
ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:	DILIGENT VISUAL INSPECTION OF THE
See attached Agent Visual Inspection Disclosure (AVID Form)	
Agent notes no items for disclosure.	
Agent notes the following items;	
Agent (Broker Obtaining the Offer) By	Data
Agent (Broker Obtaining the Offer) By (Please Print) (Associated Agent (Broker Obtaining the Offer)	Date Date Licensee or Broker Signature)
	• •
V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL	ADVICE AND/OR INSPECTIONS OF THE
PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS I	
SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECT	<b>5.</b>
I/WE ACKNOWLEDGE/RECEIPT OF A COPY OF THIS STATEMENT.	B-11-
	Date
Seller Date 5/25/15 Buyer	Date
	St.
Agent (Broker Representing Seller) CENTURY 21 Award By	Date 5/25/15
(Please Print) (Associate	e Licensee or Broker Signature) / / / Daniel Di Matteo
	Dailles Di Matteo
Agent (Broker Obtaining the Offer) By (Associate	DateDate
, = ,	
SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH	THE RIGHT TO RESCIND A PURCHASE
CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF	
AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO ACT WITHIN THE PRESCRIBED PERIOD.	O RESCIND THE CONTRACT, YOU MUST
A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ES	TATE IS VOIL DERIBE LEGAL ABUSON
CONSULT YOUR ATTORNEY.	TATE. IF TOO DESIRE LEGAL ADVICE,
O1991 - 2014, California Association of REALTORS®, Inc. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF THE CALIF	CIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS
TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION A REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.	BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE
Published and Distributed by:	_
REAL ESTATE BUSINESS SERVICES, INC. a subsidiary of the California Association of REALTORS®	<b>(=)</b>
525 South Virgil Avenue, Los Angeles, California 90020	TOWA HOUSING GOVERNMENTY
TOO DEVICED AND TO A OF A OF A	Reviewed by Date



# AGENT VISUAL INSPECTION DISCLOSURE (CALIFORNIA CIVIL CODE § 2079 ET SEQ.)

For use by an agent when a transfer disclosure statement is required or when a seller is exempt from completing a TDS (C.A.R. Form AVID, Revised 11/13)

(Obt. Louit WAID' )			
This inspection disclosure concerns the residential property situated in I  Sen Diego , State of California, described a	15	650 Quilalang Ct	
This Property is a duplex, triplex, or fourplex. This AVID form is for ununits.			("Property") required for othe
Inspection Performed By (Real Estate Broker Firm Name)	Сел	tury 21 award	
California law requires, with limited exceptions, that a real estate broicompetent and diligent visual inspection of reasonably and normally a disclose to the prospective purchaser material facts affecting the value duty applies regardless of whom that Agent represents. The duty applies units, and manufactured homes (mobilehomes). The duty applies to a subdivision or a planned development) or to an attached dwelling such option to purchase, a ground lease or a real property sales contract of on	ccessible areas of ( or desirability of the es to residential rea a stand-alone detac	certain properties offered fi at property that the inspect al properties containing one thed dwelling (whether or the thing the section to	for sale and ther tion reveals. The e-to-four dwelling
California law does not require the Agent to inspect the following:  Areas that are not reasonably and normally accessible  Areas off site of the property  Public records or permits  Common areas of planned developments, condominiums, stock coopers.	eratives and the like	<b>).</b>	
Agent Inspection Limitations: Because the Agent's duty is limited to coof reasonably and normally accessible areas of only the Property being do. What follows is a non-exclusive list of examples of limitations on the s	offered for sele. the	ro are connect things that the	visual inspection he Agent will no
Roof and Attic: Agent will not climb onto a roof or into an attic.			
<u>Interior.</u> Agent will not move or look under or behind furniture, pict chimneys or into cabinets, or open locked doors.	ures wall hangings	or floor coverings. Agent	will not look up
Exterior: Agent will not inspect beneath a house or other structure on plants, bushes, shrubbery and other vegetation or fences, walls or other structure.	the Property, climb er barriers.	up or down a hillside, mov	/e or look behind
Appliances and Systems: Agent will not operate appliances or sys apa, healing, cooling, septic, sprinkler, communication, entertainment	tems (such as, but , well or water) to do	not limited to, electrical, p	lumbing, pool or
Size of Property or Improvements: Agent will not measure square lines, easements or encroachments.			
Environmental Hazards: Agent will not determine if the Property has or any other hazardous substance or analyze soil or geologic condition	moid, asbestos, lea	ed or lead-based paint, rado	on, formaldehyde
Off-Property Conditions: By statute, Agent is not obligated to pull poor zoning, identify proposed construction or development or changes	ermils or inspect pul	blic records. Agent will not	guarantee views
Analysis of Agent Disclosures: For any items disclosed as a result an analysis of or determine the cause or source of the disclosed matter.	of Apent's visual ins	pecion or by others Agen	ahiyan ton Iliy t
What this means to you: An Agent's inspection is not intended to take it a full and complete disclosure by a seller. Regardless of what the Agent California Law specifies that a buyer has a duty to exercise reasonable of which are known to or within the diligent attention and observation of the or not the Property meets their needs and intended uses, as well as the SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELL THE PROPERTY FROM OTHER APPROPRIATE PROFESSION PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF EADVICE OF BROKER.	ne place of any other is inspection reveals care to protect hims buyer. Therefore, in a cost to remedy at ER; (2) OBTAIN A ALS: AND (3) F	er type of Inspection, nor is it is, or what disclosures are it is or herself. This duty end order to determine for the my disclosed or discovered abvice ABOUT, AND INSTREVIEW ANY FINDINGS OO SO, BUYER IS ACTING	It a substitute for made by seliers, compasses facts mseives whether defect, BUYER SPECTIONS OF, SOF THOSE AGAINST THE
Buyer's Initials () () The copyright taws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 2007-2013, CALIFORNIA ASSOCIATION OF REALTORSE, INC. ALL RIGHTS RESERVED, AVID REVISED 11/13 (PAGE 1 OF 3)	Reviewed by	Selier's Initials (MK)	
•			ESTAN HOUSE

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

CENTURY2IAward, 860 Keles Dr Chala Vista, CA 91914 Phone: 619.512.0086
Basiel Di Mattee Produced with zipFarm® by zipLegix 18070 Filteen Mile Read, Fraser, Nichtgan 48020 www.zipLegix.com

Fax: 619,475,1769

450 Qullalang et

650 Quilalang Ct Property Address: Chula Vista, CA 91911 Dale: May 25 2015 If this Property is a duplex, triplex, or fourplex, this AVID is for unit #\_\_\_ Inspection Performed By (Real Estate Broker Firm Name) inspection Date/Time: \_\_05/28/2015 at 10:00AM \_\_ \_ Weather conditions: \_ Cloudy. Other persons present: THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING: Entry (excluding common areas): \_\_crack noted in tile Living Room: nothing noted **Dining Room:** <u>nothing</u> noted Kitchen: stains noted on ceiling, cracks noted in countertop Other Room: Family room: nothing noted. Formal dining: nothing noted. Laundry: scuff marks noted on walls. Hati/Stairs (excluding common areas): line noted on ceiling. Stain noted on stairs ceiling Bedroom # 1 : stains noted on walls. Bedroom # 2: nails/hook and scuff marks noted on walls and ceiling Bedroom # 3: scuff marks noted on walls, paint stains noted on ceiling. Bath# 1 stains noted on walls, rusting noted on light fixture. rusting noted on light fixture. Stains noted mirror edges. 3 : master: rusting noted on light fixture Other Room: Bed 4: paint stains noted on ceiling, scratches noted on light switch cover. Bed 5: master: scuff marks noted on baseboards. Scuff marks noted on closet Loft: chips and paint stains noted on walls. Buyer's Initials ( Seller's Initials ( 1118) Buyer's Initials ( ) ( )
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Reviewed by

Property Addres	650 Quilalang Ct Is: <u>Chula Vista, CA 91911</u>	Date	e: <i>May 25 2015</i>
If this Property Other Room:	r is a duplex, triplex, or fourplex, this AVID is for unit #		
Other:	Public record information provided by third par limited to permits, lot size, number of rooms or records.	rty. Agent has not verified publi square footage. Buyer to assu	ic records, including but not me investigation or public
Other:	Property was furnished at time of Inspection. Names including those not visible to agent.	ot all areas were visible to age	nt. Buyer to investigate all
Other:			
Garage/Parki	ng (excluding common areas): <u>stains noted on floor</u>	ring, walls. Patching noted in cellin	ng.
Exterior Build	ing and Yard -Front/Sides/Back: stains and cracks n	noted on/in stucco walls.	
Other Observ	ed or Known Conditions Not Specified Above:		
	re is based on a reasonably competent and dilig roperty on the date specified above.  Other (Firm who performed the Inspection)  (Signature of Associate Licensee or Broker)		
	(Sanahira of Associate Lieucona as Section)	Dat	e 5/25/15
Reminder: No testing of any ADVICE ABOL DO SO, BUYE	t all defects are observable by a real estate license system or component. Real Estate Licensees are a IT AND INSPECTIONS OF THE PROPERTY FROM O R IS ACTING AGAINST THE ADVICE OF BROKER.	ee conducting an inspection. T not home inspectors or contrac OTHER APPROPRIATE PROFES	he inspection does not include
l/we acknowle	dge that I/we have read, understand and received a	copy of this disclosure.	
	Hong JoHens		Date 5-25-15
SELLER	2/1/20 fol		Date 5 . 25 . 15
BUYER	, , , , , , , , , , , , , , , , , , ,		Date
BUYER			Date
Real Estate Be	ker (F) Representing Seller)	CENTURY OF THE PROPERTY OF THE	
ВУ			Date 5/27/13
Denter by Matt	eo (Associete Licensee or Broker S	ignature)	
Real Estate Bro	ker (Firm Representing Buyer)		Date
THIS FORM HAS B ADEQUACY OF A TRANSACTIONS. II THIS form Is evallable Mich may be used Published REAL EST	(Associate Licensee or Broker S of the United States (Title 17 U.S. Code) forbid the unauthorized reprod or computerized formals. Copyright \$2007, CALIFORNIA ASSOCIATIO EEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTO NY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ES FYOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRI a for use by the entire real estate industry. It is not intended to identify by members of the NATIONAL ASSOCIATION OF REALTORS and Distributed by: ATE BUSINESS SERVICES, INC. by of the CALIFORNIA ASSOCIATION OF REALTORS	fuction of this form, or any portion thereof, the control of Realtonse, INC. All Rights a DRSG (C.A.R.). NO REPRESENTATION IS TATE BROKER IS THE PERSON QUAINATE PROFESSIONAL.	by photocopy machine or any other means, RESERVED.  MADE AS TO THE LEGAL VALIDITY OR LIFIED TO ADVISE ON REAL ESTATE
<b>111</b> • 525 South	Virgil Avenue, Los Angeies, California 90020	Reviewed by	Date
-viii wwwieth 4	407 (USCE 5 OF 6)		· · · · · · · · · · · · · · · · · · ·



# SELLER PROPERTY QUESTIONNAIRE (C.A.R. Form SPQ, Revised 11/13)

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I.	Seller	makes	the	follow 650 (	ing disc Quilalang	losures Ct	with	regard	to	A\$\$6	SSOFS	Parcel	NO.		641-1	130-40-0	0	
JI.	situated The fol- license broker attorne	liowing	are n her p ifled	ebrese	Chula Vis ntations working se on re	made b	y the	Seller.	County Unie:	y of _ ss ot	herwis	Sa Spec	ified i	go n welting	Prode	California	a ("Prope	
121.	Note to Propert	Seller y and he Answer I Somethi Think ab Read the f you de question	PUR plip to debased ing the cout with a quest o not when	RPOSE: eliminat I on acti at you d hat you stions co unders ther on	working se on re- tell the misund- ual knowle o not con- would was arefully are tand how estions for	he Buye erstandi edge an sider ma an to kn rd take y to ansi or a TE	er aboutings at direction iterial in the control of	ut known lection a lection a or signifi- ou were ne. question u should	n mat condi at this cant r buyir n, or	terial tion of time, may b mg the what	or sign f the P e perc Prope to disc real es	nificant roperty. selved di erty toda close or state att	iferently.  how	affecting by a B to make in Califor	lbesyding a discleration of y	Sure char	sirability	of the
	Note to desirabi	Buyer lity of the Something something Sellers of Seller's of	PUI Prop ng tha ning is an onl	RPOSE perty an it may be importa ly disclosures an	To give d help to e materia ant to you se what to	e you n eliminat I or sign they actions	nore in e misu dificant e to pu dally kr	noerstar to you n it your on now. Sel	nding nay na nay na	cout ( s abo ot be ns an ay no	nown ut the percei d ques t know	materia condition ved the stions in about a	ny ans al or s a of the same writing all mate	wers or dignificant e Propert way by the J (C.A.R. erial or sign	isclosui <u>items</u> y. le Sellei form Bl mifican	res you p affecting r. VII). t items.	%pidge. Pige val	ue or
	"Yes" o A. STA 1. V 2. A 3. T 4. V	r "No." TUTOR Vithin than Order nethamp he relea Vhether	Provide last from phetan ase of the Provident	de expl R CON 3 years a governine. (If an illeg roperty	anations TRACTU	to answ ALLY R th of an ealth offic ch a cop led subs	vers in EQUIF occupa clai ide by of the stance liacent	the spa RED OR ant of the entifying e Order, on or be to an "ir	ce pr REL Prop the P	perty roper	estion id or a tron to type b Proper	ttach ache Propering con	rou (Sidition didition erty ntamin	eller) aw hal comm ARE \ aled by	are of ents ar (OU (SI	" by ch nd check ELLER), [	Section AWARE Yes [	VI. OF No
	5. V 6. V (1	Vhether Vhether n genera Vhether	the Pr the Pr the Pr d, an a the Pr	roperty roperty irea ono roperty	is affected is located to used for is a condition in the condition in the condition is a condition in the condition in the condition is a condition in the condition in the condition in the condition is a condition in the condit	owing m d by a ni within 1 military t	ianura uisano mile d raining	ctuning, of a form purpose stad in a	d by a er fed s that	iercia an "ind deral d may d	l or aiq dustria or state contain	port bse I use" 2 ordnar potentia	s,) one ibe loc ily appi	ation	nitions.)	···· [	Yes   Yes	No No
					ivision ting the P of the Prop is affectin ked?see												Yes   Yes   Yes   Yes	NO
			-	S. CO. S. Co.	TO UA	Barto.									1			_
				4	St. St. C	30.7	PACON PACON	i.							=,	1		
	(ir 2. O	ny altera ncluding ngoing d	itions, those or recu	modific resulti urring m	TONS: cations, re ng from H laintenand sewer clea	ome W	Pipo	cisims)		• • • • •	W	airs on t	the Pro	ARE Y	OU (SE	🗖	Yes [	OF No
3uye	r's Initials	(	)(	·	)						2006		Se	eller's initia	ils (	Pe/an		1
ngan ebror	tuction of ( L. includin	his form, d a facelmi	e any p	portion the	tie 17 U.S. ( great, by pho ized formal RSO, INC. A	clocopy m	achine d	or any other									Con	· ·
	REVISE				F 4)	R PROF			rioni	NAIR	E (SPC	Reviewed			Date		EDUAL,	OLEMA TIVOTT
ENT	/RV24Award Di Manteo	l, 840 Kuhn i	Dr Chula		PIPI4 Joed with zioF							Phone: 611			x; 419,475.1	1769	650 Quita	ang et

roperty Address: 650 Quilaiang Ct, Chula Vista, CA 91911	Date: 5/22
3. Any part of the Property being painted within the past 12 months	Date:
"" " " "" " O O DIO" ISTO FLUDBILY. WHILE BOY (BOOVE) IN C. COARINA ALIBIA. JA.	FIRE 1
or lead-based paint surgoes completed in compliance with the Environmental Protection As	Sonor.
Lead-based Paint Renovation Rule	🗀 Yes 🏻
Expanation.	
C. STRUCTURAL, SYSTEMS AND APPLIANCES:	ADEVOLUCELLES
1. Defects in any of the following, (including past defects that have been repaired); been	ARE YOU (SELLER) AWARE
conditioning, electrical, plumbing (including the presence of polyhytylene pines), water	enter
waste disposal or septic system, sump pumps, well, mod, gutters, chimney, firentage, four	ndation
crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, wind	nous.
walls, ceilings, floors or appliances	⊈ ∏ Yes ∏
<ol><li>The leasing of any of the following on or serving the Property: solar system, water softened:</li></ol>	systemb. 7
water purifier system, alarm system, or propane tank (s)	% % % □Yes □
3. An alternative septic system on or serving the Property	x % % % ☐Yes ☐
Explanation:	86. C. M. B. M.
	9 6 4 2 (
C. STRUCTURAL, SYSTEMS AND APPLIANCES:  1. Delects in any of the following, (including past defects that have been repaired): heat conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace, four crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, wind walls, ceilings, floors or appliances.  2. The leasing of any of the following on or serving the Property: solar system, water softeneds water purifier system, alarm system, or propane tank (s).  3. An alternative septic system on or serving the Property.  Explanation:  D. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:  1. Financial relief or assistance, insurance or settlement, sought or received, from any federal local or private agency, insurer or private pasty, by past or present owners of the Property, any actual or alleged damage to the Property arising from a flood, earthquake, fire, other dor occurrence or defect, whether or not any maney received was actually used to mepairs.  Explanation:	3 3 8 V 2.
D. DISASTED DELIEE INCUDANCE OF ANY	18 3 4 6 B
1. Financial relief, insurance UK CIVIL SETTLEMENT:	ARE YOU SELLER AWARE
local or private approxy insurance or settlement, sought or received, from any federa	I, state, 3.4 %
any actual or alleged damage to the Property, by past of present owners of the Property,	due to the transfer of the day
of occurrence of defect, whether or not any manage manifest was naturally	isaster, 4 8 4
repairs	nake %
Explanation:	4 des □
	-
E. WATER-RELATED AND MOLD ISSUES:	ARE YOU (SELLER) AWARE (
** Years incusion that any part of any physical structure on the Property leave &	TATEL OF
in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground wat	ter,
moisture, water-related soil settling or slippage, on or affecting the Property  2. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or	🔲 Yes 🔲 l
Affecting the Property	
Affecting the Property  3. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, or affecting the Property or painther the description of the Property of	· · · · · · · · · · · · · · · · · · ·
or affecting the Property or neighborhood	on — Y —
Explanation:	Tes []
	_
PETS, ANIMALS AND PESTS  1. Pets on or in the Roberty's	ARE YOU (SELLER) AWARE O
1. Pets on or in the Properties	Yes
2. Problems with the stock of the property	Yes 🗂 I
due to present codes, sand decel, discoloration, stains, spots or damage in the Prop	perty
4. Reet or present transfer and a first the first	Yes 🗆 l
the above	any of
If so when and hy whom 2 4 Mg. Ch. Th.	······································
Explanation:	
15c sh 9h 7	
40.40	
1. Pets on or in the Property 2. Problems will residual conditions insects or pests on or in the Property 3. Past or present odes, sine decen discoloration, stains, spots or damage in the Property 4. Past or present treatment of ediscoloration pests or odors, or repair of damage due to the above  If so, when and by whom implementation:    Condition	
BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:	ARE VOIL (CR. ) === -
Surveys, easements, encroachments or boundary disputes	ARE YOU (SELLER) AWARE O
2. Use of access to the Property, or any part of it by anyone other then you we	ith as TV
without permission, for any purpose, including but not limited to justing or maintaining road	de 4
driveways or other forms of ingress or egress or other travel or drainage	US, Par Van — M
's Initials ( ) ( )	ds, Yes N
GIL O ZUUS-ZUIS, CALIFORNIA ASSOCIATION OF REALTORS DINC	r's Initials ( Y ) ( Or
REVISED 11/13 (PAGE 2 OF 4)	Date
ratiowal by	U44

	Address: 650 Quilalang Ct, Chula Vista, CA 91911	
Explai	Use of any neighboring property by you	🗌 Yes
	nation:	
H 1 A	SUDGOLDING TOOL AND CO.	
n. LA 4	NDSCAPING, POOL AND SPA:	ARE YOU (SELLER) AWAR
2	Diseases or infestations affecting trees, plants or vegetation on or near the	
-	Operational sprinklers on the Property  (a) If yes, are they automatic or manually operated.	🔲 Yes i
	(b) If yes are there any press with trees place as west-live and assess	
3.	(b) If yes, are there any areas with trees, plants or vegetation not covered An operational pool heater on the Property	by the sprinkler system Yes
4.	An operational spa heater on the Property	ores of the second seco
5.	Past or present defects, leaks, cracks, repairs or other problems with the s	reginklers pool one o
	waterfall, pond, stream, draigage or other water-related decor including an	v ancillary
_	equipment, including pumps, litters, heaters and cleaning systems, even if	renaired \$ 2 2 2 2 2
Explan	ation:	4323
		20000
		1 4 4 6 C
	AND ASSAULT AND AS	2 3 6 6
. co	An operational pookheater on the Property  An operational spa heater on the Property  Past or present defects, leaks, cracks, repairs or other problems with the swaterfall, pond, stream, draigage or other water-related decor including an equipment, including pumps, litters, heaters and cleaning systems, even if lation:  NDOMINIUMS, COMMON INTEREST AND DEVELOPMENTS AND OTHER Any pending or proposed dues increases, special assessments, rules charavailability issues, or litigation by or against or fines or violations issued by Association or Architectural Committee affecting the Property.  Any declaration of restrictions or Architectural Committee that has authority made on or to the property.  Any improvements made on or to the property without the required approvements made on or to the property without the required approvements made on or to the property without the required approvements made on or to the property without the required approvements made on or to the property without the required approvements made on or to the property without the required approvements made on or to the property without the required approvements made on or to the property without the required approvements made on or to the property without the required approvements.	ER SUBDIVISIONS: 多.
4	Agricultura de constante de la	ARE YOU SELECTE AWAR
	Any pending or proposed dues increases, special assessments, rules char	nges, insurance
	Association of Architectural Committee official to the Committee of the Co	a Homeowner
2.	Any declaration of restrictions or Ambitratural Committee that the	
	made on or to the property	v over improvements
3.	made on or to the property.  Any improvements made on or to the property without the required approve	2 %es
	Committee or inconsistent with any declaration of restrictions or Architecture	al or an Architectural
	Committee requirement.	Tal .
xplan	ation:	
171 6	CHARLEDOLING AND A COLOR OF THE	
1112,	OWNERSHIP AND LEGAL CLAIMS:  Any other person or entity on title other than Seller(s) signing this form  Leases, options or claims affecting or relating to title or use of the Property  Past, present, pending or threatened lawsuits, settlements, mediations, ash	ARE YOU (SELLER) AWARE
2	Any other person or entity on the other than Seller(s) signing this form	□Yes [
3	Past present conding or the already to use of the Property	Yes
	Past, present, pending or threatened lawsuits, settlements, mediations, arb mechanics' liens, notice of default, bankruptcy or other court filings, or gove	
	affecting or relating to the Property Homeowner Association as aciety attention	Imment hearings
4.	affecting or relating to the Property, Homeowner Association or neighborho Any private transfer fees, triggered by a sale of the Property, in favor of priv	od
		ate parties, chantable
xplana	stion: An man has besself of distally	
	organizations, interest based ordins or any other person or entity	
	Tankly My Co. C.	
	CURCOUGE TO THE PARTY OF THE PA	
. NEI	GHBORHOOD: Neighborhood noise, nuisance or office application sources such as, but ollowing: neighbors, traffic, parking outgoing fire areas trains, light rapreeways, buses, schools, parks, refuse stages, or applied processing, agricultures, odor, recreational facilities, restagrates, entertainment complete areas, sporting events, fairs, neighborhood applied, litter, construction applied to applied the compressors, generators, pool equipment, air compressors, generators, generators, pool equipment, air compressors, generators, generators	ARE YOU (SELLER) AWARE
1. 1	veighborhood noise, nuisance or other problem suppressures such as bu	t not limited to the
f	ollowing: neighbors, traffic, parking connections, directions, trains, light ra	il suhway trucke
f	reeways, buses, schools, parks, refuse started of daridall processing, agric	cultural operations
Ŀ	susiness, odor, recreational facilities, restaurates, entertainment comp	lexes or facilities.
Ė	arades, sporting events, fairs, neighborhood anarths, litter, construction	n, air conditioning
6	equipment, air compressors, generators, pool equipment or appliances, und	10.34.001.0 A63
-	opelines, cell phone towers, high voltage transmission lines, or wildlife	Yes
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p xplana		- Sx
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çplana		SIAVA
çplana	s()()	Seller's Initials ( V/Re/or
s Initials	5 () () 05-2013, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ED 11/13 (PAGE 3 OF 4)	Seller's Initials ( VI Re/op)

Property Address: 650 Quilalang Ct, Chula Vista, CA 91911	
L GOVERNMENTAL:	APE VALLACIA DEL ANTIGO
1. Ongoing or contemplated eminent domain, condemnation	ARE YOU (SELLER) AWARE OF
general plan that applies to or could affect the Property	□Vac □Nm
	(CCNORS IMPROVAMENT)
restrictions of retrofit requirements that apply to or could a	iffect the Property
o. Existing of springing and purifying of use morators that are	DIV to or could affect the Despet.
TA UMITED OF DIGOLOGICAL DOTAINS SECRETAINED OF 1000 that AA	not compare on the December to the W
that apply to or could affect the Property	····· Yes \( \text{No} \)
o. Proposed construction, reconfiguration, or closure of near	by Government facilities or amenities
Such as schools, pants, roadways and traffic signals	Yes No
Existing or proposed Government requirements affecting to other vegetation be classed. (ii) that restrict the control of	he Property (i) that tall grass, brush
or other vegetation be cleaned; (ii) that restrict tree (or other	r landscaping) planting, removal or
7. Any protected habitat for plants, trees, animals or insects	Yes No
Property	nat apply to or could affect the
8. Whether the Property is historically designated or falls with	····· Yes No in an existing or proposed
Historic District	·····································
Explanation:	······ □ res □No
	ARE COLUMN AWARE OF  ecommendations, estimates, studies on or repair of the Property or anyous and recomments. Puyer.)  Buyer.)  No it items affecting the value or Yes No
	\$2.5 \$ 3.5 B
	WARE TO THE PARTY OF THE PARTY
M. OTHER:	45-24-2-4
1. Reports, inspections, disclosures, warranties, maintenance	ANG RUGGELLER) AWARE OF.
surveys or other documents, pertaining to (i) the condition	O or repair of the Property or self 4 50
improvement on this Property in the past, now or proposed of	(iii) essements encochments
or boundary disputes affecting the Property.	THE CONTRACT OF THE CONTRACT O
(If yes, provide any such documents in your possession to	Buver)
<ol><li>Any occupant of the Property smoking on or in the Propert</li></ol>	A STATE OF NO
<ol><li>Any past or present known material facts or other significant</li></ol>	it items affecting the value or
desirability of the Property not otherwise disclosed to Buye	Yes □ No
Explanation:	
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D. 12. D. 10.	
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100 4 100 4 10 th	
(IF CHECKED) ADDITIONAL COMMENTS TO CHARLES	addendum contains and in the second
(IF CHECKED) ADDITIONAL COMMENTS: The altached ponse to specific questions answered "yes above, series in time an iller represents that Seller has provided the sasying and, if any lenda and that such information is true and competito the best moviledges (i) Seller's obligation to disclose thromation closure that a real licensee may have in this transaction of the Seller miller as Seller from the seller may have in this transaction.	addenoum contains an explanation or additional comments in duestion number in explanation.
dends and that qual before the provided the sasying and, if an	, explanations and comments on this form and any attached
(nowledges (i) Seller's obligation to discloss 25-22	t of Seller's knowledge as of the date signed by Seller. Seller
closure that a real estate licensee may have in this transactions to Seller relieves Salles from his have supplied to the seller relieves.	equested by this form is independent from any duty of
s to Seller raileyes Selles from his/her own duty of disclosure	n; and (ii) nothing that any such real estate licensee does of
A CONTROL OF THE CONT	
er An	Date 5/20
signing below, Buyer acknowledges that Buyer has read, unsettlonnaire form.	
10h	Date
signing below, Buyer acknowledges that Buyer has read, u	iderstands and has received a copy of this Seller Property
estionnaire form.	a copy or anno Agust Liobarth
er	<b></b>
	Date
er	
FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALT ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION, A REAL ENSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRISE, It is not intended to identify the user as a REALTOR®, REALTOR® is a regIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.	ORSO (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY STATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE
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	Reviewed by Date
REVISED 11/13 (PAGE 4 OF 4)	

650 Quildang et



# SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 11/13)

This t	orm is	not a	substi	itute for the	e Real Estated or when no	e Trans	sfer Disc	losur	e Sta	temen	t (TDS). It	is u	sed by the Se	ler to pr	ovide additional
									the	roal	nrone str				described as
_				DOD GRIII	alaring Ct				Asse	ssors	Parcel No	),	641-	nome 130-40-0	described as
II. The first term in the firs	oker is torney.	wing or other quali	fied t	presentat erson wor o advise	ions made l king with or on real esta	by the r throu te tran	Seller. I gh Brok sactions	Unles cer h	s otlas no Seller	nerwis ot veri	San I se specifie fied inforr uyer desir	Dieg od in mati- res l	o writing, Brok on provided b egal advice, t	Californi er and a y Seller hey sho	a ("Property"), any real estate . A real estate uld consult an
IV. No de	An So Th Re If y Qual Ste to I Sirability So If s Se Se ELLER STATI AN Un T. Wr G. Wr (In T. Wr G. Wr Qual T. Wr An T. Wr T. W	swer be methir ink about the swer be methir ink about the syou do estion, anot are methir ornethillers caller's dawar 'No." I JTORI thin the Order thampe release ther general either mether mether atterial faction, allers all sy alters all s	pased of pased out when the property of the pr	on actual I to you do not at you do not at you work to you work to you work the questions careful the questions careful the questions of the groups of the explanation of the explanatio	isunderstand knowledge ar alt consider m ald want to kn alt want to kn alt want to kn alt year and take at how to ans aforn or a T cons for you or alterial or sig to you, be su what they ac but a substitute ach statement ach statement ach statement ach statement ach statement ach statement ach of an ant health of an act allowing affected by a ar act allowing affected by a act allowing act act allowing act	ings aciderecolaterial of recolaterial of reco	out the collection a correction and correction and correction and correction and correction are correction as you contour to you contour selection and correction and correction are correctional and correction are created in a correction and correction and correction are created in a correction and correction and correction and correction are created in a correction and correction and correction are created in a correction and correction and correction and correction are correction and correction and correction and correction are correction and correction and correction are corrected as a correction are corrected as a correction are corrected as a correction and correction are corrected as a correction and correction are corrected as a correction and correction are corrected as a correction and correction are corrected as a correction and correction are corrected as a correction are corrected a	conditation that is controlled the least reconstruction and the least reconstruction and the least reconstruction and the least recommend by the least recommend by the least recommend the least recommend the least recommend the least recommend that is seen that is	tion o time.  may be time.  may be the what the segal	to discrease to discrease es ufficient (nown ut the perceit dropert to the perceit dropert to as the perceit dropert d	roperty.  elived differency today.  close or hoteleast attorning of any material of condition or oved the sare stions in write about all insonal judge and trach addition of the eling contact of the	rentification or of the mentification or of the mentif	y by a Buyer.  o make a discin California of wers or disclosus in Property.  vay by the Selke (C.A.R. form Brial or significant its or common seller) aware of all comments a ARE YOU (Seller) aware with the comment of	losure in your cho ires you affection affectio	the value or hecking either k section VI.  AWARE OF  Yes No  Yes No  Yes No  Yes No  Yes No  Yes No  Yes No
	(for	exam	ple, d	rain or sev	ntenance on t ver clean-out,	tree o	perty pest co	ntrol :	servic	e)					□Yes No
Buyers	Initials (		)	(	_}							S	eller's Initials (	NX	( <b>)</b>
reproduc means, CALIFO	tion of the including RNIA ASS	is form, facsin SOCIATI	or any nile or ION OF	portion theres computerize REALTORS	17 U.S. Code) f of, by photocopy d formats. Cop 9, INC. ALL RIGI	machine	or any oti	her			Reviewed b				
SPQ F	REVISE	D 11/1	3 (PA	GE 1 OF 4	i) SELLER PR	OPERI	Y QUES	OITE	NAIF	RE (SP	Q PAGE 1	OF			DEPORTUNITY
CENTUR Deniel Di		860 Kuha	Dr Chui	la Vista, CA 919						_ ,_,	Phone: 619.5			75.1769	650 Quilalang et

Property Address: 650 Quilalang Ct, Chula Vista, CA 91911	Date:
<ol> <li>Any part of the Property being painted within the past 12 months.</li> <li>If this is a pre-1978 Property, were any renovations (i.e., sandi of lead-based paint surfaces completed in compliance with the Environme Lead-Based Paint Renovation Rule.</li> </ol> Explanation:	ing, cutting, demolition)
<ol> <li>STRUCTURAL, SYSTEMS AND APPLIANCES:</li> <li>Defects in any of the following, (including past defects that have bee conditioning, electrical, plumbing (including the presence of polybutyle waste disposal or septic system, sump pumps, well, roof, gutters, chimn crawl space, attic, soil, grading, drainage, retaining walls, interior or ex</li> </ol>	ene pipes), water, sewer, ney, fireplace, foundation, derior doors, windows
walls, ceilings, floors or appliances.  The leasing of any of the following on or serving the Property: solar system water purifier system, alarm system, or propane tank (s)	□Ves √2No
Explanation: () Bonus room unstairs one c Speings we are replacing that	undow has
B COLLAN COUNTERTOP HAS TW	o cractes on sides of over
<ul> <li>D. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:</li> <li>1. Financial relief or assistance, insurance or settlement, sought or received local or private agency, insurer or private party, by past or present owner any actual or alleged damage to the Property arising from a flood, earthq or occurrence or defect, whether or not any money received was acrepairs.</li> </ul>	ARE YOU (SELLER) AWARE OF d, from any federal, state, rs of the Property, due to quake, fire, other disaster, ctually used to make
Explanation:	Α,
E. WATER-RELATED AND MOLD ISSUES:  1. Water intrusion into any part of any physical structure on the P in any appliance, pipe, slab or roof; standing water, drainage, flooding, moisture, water-related soil settling or slippage, on or affecting the Prop.  2. Any problem with or infestation of mold, mildew, fungus or spores, pas Affecting the Property  3. Rivers, streams, flood channels, underground springs, high water table or affecting the Property or neighborhood  Explanation:  Explanation:	trademontal tradem
F. PETS, ANIMALS AND PESTS:  1. Pets on or in the Property  2. Problems with livestock, wildlife, insects or pests on or in the Property  3. Past or present odors, urine, feces, discoloration, stains, spots or due to any of the above  4. Past or present treatment or eradication of pests or odors, or repair the above  If so, when and by whem	arty Yes No damage in the Property,  To f damage due to any of
Explanation: Two dogs are the fam !	ly pets
G. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:  1. Surveys, easements, encroachments or boundary disputes  2. Use or access to the Property, or any part of it, by anyone of without permission, for any purpose, including but not limited to, using driveways or other forms of ingress or egress or other travel or drainage typer's Initials ( ) ( )  Phyright © 2005-2013, CALIFORNIA ASSOCIATION OF REALTORS®, INC.	other than you, with or or maintaining roads,
PQ REVISED 11/13 (PAGE 2 OF 4)	Reviewed by Date

operty Address: 650 Quilalang Ct, Chula Vista, CA 91911	
3. Use of any neighboring property by you Explanation:	T. M.
H. LANDSCAPING, POOL AND SPA:  1. Diseases or infestations affecting trees, plants or vegetation on or n  2. Operational sprinklers on the Property  (a) If yes, are they automatic or manually operated.  (b) If yes, are they automatic or manually operated.	ARE YOU (SELLER) AWARE O
<ol> <li>An operational pool heater on the Property</li> <li>An operational spa heater on the Property</li> <li>Past or present defects, leaks, cracks, repairs or other problems with</li> </ol>	Divered by the sprinkler system
waterfall, pond, stream, drainage or other water-related decor include equipment, including pumps, filters, heaters and cleaning systems, explanation:	
is huyen judats Helsp	a or we can plus
CONDOMINIUMS, COMMON INTEREST AND DEVELOPMENTS AND	OTHER SURDIVISIONS:
Any pending or proposed dues increases, special assessments, rule availability issues, or litigation by or against or fines or violations issues.	ARE YOU (SELLER) AWARE O
Association or Architectural Committee affecting the Property  2. Any declaration of restrictions or Architectural Committee that has at made on or to the property	uthority cycs improvements
Committee or inconsistent with any declaration of restrictions or Arch	approval of an Architectural
Commitee requirement	to the contract of the contrac
<ol> <li>Any other person or entity on title other than Seller(s) signing this for</li> <li>Leases, options or claims affecting or relating to title or use of the Pr</li> <li>Past, present, pending or threatened lawsuits, settlements, mediation mechanics' liens, notice of default, bankruptcy or other court filings, affecting or relating to the Property, Homeowner Association or neighborhood and private transfer fees, triggered by a sale of the Property, in favor organizations, interest based groups or any other person or entity</li> </ol>	roperty
Explanation;	
K. NEIGHBORHOOD: <ol> <li>Neighborhood noise, nuisance or other problems from sources such following: neighbors, traffic, parking congestion, airplanes, trains, freeways, buses, schools, parks, refuse storage or landfill processin business, odor, recreational facilities, restaurants, entertainment parades, sporting events, fairs, neighborhood parties, litter, consequipment, air compressors, generators, pool equipment or appliance pipelines, cell phone towers, high voltage transmission lines, or wild!</li> </ol>	light rail, subway, trucks, ag, agricultural operations, t complexes or facilities, struction, air conditioning ces, underground gas
Explanation:	
er's Initials () ()	Seller's Initials ( MK ) (
right © 2005-2013, CALIFORNIA ASSOCIATION OF REALTORS®, INC. 1 REVISED 11/13 (PAGE 3 OF 4)	Reviewed by Date

Property Address: 650 Quilalang Ct, Chula Vista, CA 91911	D-128	5/25/15
L. GOVERNMENTAL:	Date:	LLER) AWARE OF.
Ongoing or contemplated eminent domain, condemnation, annex general plan that applies to or could affect the Property     Existence or pendency of any material assets.	21100 ocobones is!	
DOUGHOUS OF DOUGHOUS OF A LEGISLATION OF THE PROPERTY OF A LEGISLATION OF THE PROPERTY OF A LEGISLATION OF THE PROPERTY	ina	
resurctions of letroit fedultements that apply to or could affect the	December	🛚 Yes 🤼 No
3. Existing or contemplated building or use moratoria that apply to or 4. Current or proposed bonds, assessments, or fees that do not app that apply to or could affect the Property  5. Proposed construction, reconfiguration, or closure of acade.	ear on the Property tax bill	
5. Proposed construction, reconfiguration, or closure of nearby Gove	ernment facilities or amenities	Lites INNO
Existing or proposed Government requirements affecting the Proport of other vegetation be cleared: (ii) that restrict tree (or other leads).	perty (i) that tall grass, brush	1.
7. Any protected habitat for plants, trees, animals or insects that and	du la personal affantit	🗆 Yes 🖟 No
8. Whether the Property is historically designated or falls within an ex-	xisting or proposed	□Yes TNNo
Historic District		□Yes □Wo
<ol> <li>M. OTHER:</li> <li>Reports, inspections, disclosures, warranties, maintenance recomme surveys or other documents, pertaining to (i) the condition or re improvement on this Property in the past, now or proposed, or (ii) eas</li> </ol>	endations, estimates, studies,	LER) AWARE OF
or boundary disputes affecting the Property		TYes No
(If yes, provide any such documents in your possession to Buyer.)  2. Any occupant of the Property smoking on or in the Property.  3. Any past or present known material facts or other significant items.		
desirability of the Property not otherwise disclosed to Ruyer	_	🗀 Yes 🖒 No
Explanation:		
(IF CHECKED) ADDITIONAL COMMENTS: The attached addenged	fum contains an explanation or add	itional comments in
sponse to specific questions answered "yes" above. Refer to line and quest	ion number in explanation.	
eller represents that Seller has provided the answers and, if any, expla	anations and comments on this form	n and any attached
ddenda and that such information is true and correct to the best of Secknowledges (i) Seller's obligation to disclose information requesisclosure that a real estate licensee may have in this transaction; and ays to Seller relieves Seller from his/her own duty of disclosure.	ller's knowledge as of the date sign ted by this form is independent	ed by Seller. Selle
Mr Sall		25-15
y signing below, Buyer acknowledges that Buyer has read, understa	Date Date S.	25 · )5 his Seller Property
uestionnaire form.		
uyer	Date	
lyer		
IIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C R ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION, A REAL ESTATE E SANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE F SATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.	BROKER IS THE PERSON QUALIFIED TO AD	VISE ON REAL ESTATE
REAL ESTATE BUSINESS SERVICES, INC.  a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®  525 South Virgil Avenue, Los Angeles, California 90020		^
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CENTURYZIAward, 860 Kobn Br Chola Vista, CA 91914

Daniel Di Marrea

#### **CARBON MONOXIDE DETECTOR NOTICE** (C.A.R. Form CMD, 4/12)

Property Address: 650 Quilalang Ct, Chula Vista, CA 91911

<ol> <li>INSTALLATION OF CARBON MONOXIDE DETECT</li> </ol>	?TARS
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- INSTALLATION OF CARBON MONOXIDE DETECTORS:

   Requirements: California law (Health and Safety Code sections 13260 to 13263 and 17296 to 17295 Zirequires that as of July 1, 2011, all existing single-family dwellings have carbon monoxide detectors installed and that all of the property is possed of dwelling units intended for human occupancy have carbon monoxide detectors installed on or before January 1, 2010, the January 1, 2013 requirement applies to a duplex, lodging house, dormitory, hotel, condominium, time-share and application of the January 1, 2013.
   Exceptions: The law does not apply to a dwelling unit which does not have any of the following the law found of California, the Regents of the University of California or local government agencies. Aside from these transfers to the State of California, the Regents of the University of California or local government agencies. Aside from these transfers the state of the University of California or local government agencies. Aside from these transfers the state of the University of California or local government; it applies to all owners of dwelling the state of the University of California or local government; it applies to all owners of dwelling the state of the University of California or local government; it applies to all owners of dwelling the state of the University of California or local government agencies. Aside from these transfers the State of the University of California or local government agencies. Aside from these transfers the State of the University of California or local government agencies. Aside from these transfers the State of the University of California or local government agencies. Aside from these transfers the State of California or local government agencies.

   DISCLOSURE OF CARBON MONOXIDE DETECTORS: The Health and Safety Code does not require a disclosure agencies. Aside from the state of the State of California or local government agencie
- Statement (C.A.R. Form MHTDS) must use section II A of that form to disclose whether or not the dwelling unit as a carbon monoxide detector.
- COMPLIANCE WITH INSTALLATION REQUIREMENT: State building code requires at a minimum, placement of carbon monoxide detectors in applicable projecties outside of each sleeping area, and on each floor in a multi-level dwelling but additional or different requirements may apply depositing on local building standards and manufacturer instructions. An owner who fails to install a carbon monoxide detector, when required by law and continues to fail to install the detector after being given notice by a governmental agency could be tished or form of up to \$200 for each violation. A transfer of a property where a seller, as an owner, has not installed carbon monoxide detector, when required to do so by law, will not be invalidated, but the seller/owner could be subject to damages of up to \$100, alder country feets. Buyer and Seller are each advised to consult with their own home inspector, contractor or building step and the determine the exact location for installation of carbon monoxide detectors. Buyer is advised to consult with a professional profe

The undersigned hereby acknowledge(s) receipt of a copy of this Carbon Monoxide Detecto Notice. Relocation Seller/Landlord cronice (Print Name) Seller/Landlord Date (Signature) (Print Neme) Buyer/Tenant Date (Signature) (Print Name) Buyer/Tenant Gate (Signature) (Print Name) The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy may including fecsimile or computerized formats. Copyright © 2012 CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS (C.A.R.), NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION, A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE TRANSACTIONS OF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics. mbership mark Published and Distributed by: REAL ESTATE BUSINESS SERVICES, INC. a subsidiary of the Celifornia Association of REALTORS® 525 South Virgil Avenue, Los Angeles, California 90020 Reviewed by Date CMD 4/12 (PAGE 1 OF 1) CARBON MONOXIDE DETECTOR NOTICE (CMD PAGE 1 OF 1)

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: 619,512,0006

Fex: 619,475,1769

650 Quilhiang ra



#### CARBON MONOXIDE DETECTOR NOTICE (C.A.R. Form CMD, 4/12)

Property Address: 650 Quilalang Ct, Chula Vista, CA 91911

#### 1. INSTALLATION OF CARBON MONOXIDE DETECTORS:

- A. Requirements: California law (Health and Safety Code sections 13260 to 13263 and 17296 to 17296.2) requires that as of July 1, 2011, all existing single-family dwellings have carbon monoxide detectors installed and that all other types of dwelling units intended for human occupancy have carbon monoxide detectors installed on or before January 1, 2013. The January 1, 2013 requirement applies to a duplex, lodging house, dormitory, hotel, condominium, time-share and apartment, among others.
- B. Exceptions: The law does not apply to a dwelling unit which does not have any of the following: a fossil fuel burning heater or appliance, a fireplace, or an attached garage. The law does not apply to dwelling units owned or leased by the State of California, the Regents of the University of California or local government agencies. Aside from these three owner types, there are no other owner exemptions from the installation requirement; it applies to all owners of dwellings, be they individual banks, corporations, or other entities. There is no exemption for REO properties.
- 2. DISCLOSURE OF CARBON MONOXIDE DETECTORS: The Health and Safety Code does not require a disclosure regarding the existence of carbon monoxide detectors in a dwelling. However, a seller of residential 1-4 property who is required to complete a Real Estate Transfer Disclosure Statement, (C.A.R. Form TDS) or a Manufactured Home and Mobile home Transfer Disclosure Statement (C.A.R. Form MHTDS) must use section II A of that form to disclose whether or not the dwelling unit has a carbon monoxide detector.
- 3. COMPLIANCE WITH INSTALLATION REQUIREMENT: State building code requires at a minimum, placement of carbon monoxide detectors in applicable properties outside of each sleeping area, and on each floor in a multi-level dwelling but additional or different requirements may apply depending on local building standards and manufacturer instructions. An owner who fails to install a carbon monoxide detector when required by law and continues to fail to install the detector after being given notice by a governmental agency could be liable for a fine of up to \$200 for each violation. A transfer of a property where a seller, as an owner, has not installed carbon monoxide detectors, when required to do so by law, will not be invalidated, but the seller/owner could be subject to damages of up to \$100, plus court costs and attorney fees. Buyer and Seller are each advised to consult with their own home inspector, contractor or building department to determine the exact location for installation of carbon monoxide detectors. Buyer is advised to consult with a professional of Buyer's choosing to determine whether the property has carbon monoxide detector(s) installed as required by law, and if not to discuss with their counsel the potential consequences.
- 4. LOCAL REQUIREMENTS: Some localities maintain their own retrofit or point of sale requirements which may include the requirement that a carbon monoxide detector be installed prior to a transfer of property. Therefore, it is important to check the local city or county building and safety departments regarding point of sale or retrofit requirements when transferring property.

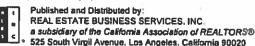
The undersigned hereby acknowledge(s) receipt of a copy of this Carbon Monoxide Detector Notice.

Seller/Landlord (Sholature) (Print Name)	-LANNES Date 5.25.15
Seller/Landlord PHILIP Have	NES Date 5.25.15
(Signature) (Print Name)  Buyer/Tenant (Signature) (Print Name)	Date
(Signature) (Print Name)  Buyer/Tenant (Signature) (Print Name)	Date

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Reviewed by \_\_\_\_\_ Date



CMD 4/12 (PAGE 1 OF 1)

CARBON MONOXIDE DETECTOR NOTICE (CMD PAGE 1 OF 1)



### MARKET CONDITIONS ADVISORY

(C.A.R. Form MCA, Revised 11/11)

1. MARKET CONDITIONS: Real estate markets are cyclical and can change over time. It is impossible to predict future market conditions with accuracy. In a competitive or "hot" real estate market, there are generally more Buyers than Sellers. This will often lead to multiple buyers competing for the same property. As a result, in order to make their offers more attractive, some Buyers may offer more than originally planned or eliminate certain contingencies in their offers. In a less competitive or "cool" market there are generally more Sellers than Buyers, often causing real estate prices to level off or drop, sometimes precipitously. The sales price of homes being sold as foreclosures and short sales is difficult to anticipate and can affect the value of other homes in the area. Brokers, appraisers, Sellers and Buyers take these "distressed" agonety sales and listings homes in the area. Brokers, appraisers, Sellers and Buyers take these "distressed" groperty sales and listings into consideration when valuing property. In light of the real estate market's cyclical nature it is important that Buyers understand the potential for little or no appreciation in value, or an actual loss invalue, if the property they purchase. This Advisory discusses some of the potential risks inherent in changing market conditions.

2. BUYER CONSIDERATIONS:

A. OFFERING PRICE: AS A BUYER, YOU ARE RESPONSIBLE FOR DETERMINING THE PRICE YOU WANT TO OFFER FOR A PROPERTY. Although Brokers may provide you with constraint sales sales

- data, generally from information published in the local multiple listing service, you should be the reporting of this data is often delayed and prices may change, up or down, faster than becaused asses indicate. All buyers should be sure they are comfortable with the price they are offering pristie price they are accepting in a counter offer. You should be aware of and think about the following all your ffer is accepted, the property's value may not increase and may even decrease. (ii) If your offer is accepted, you may have "Buyer's remorse" that you paid too much. (iii) If your offer is rejected there can be no guarantee that you will find a similar property at the same price. (iv) If your offer is rejected, you may not be satisfied that the amount you offered was right for you. Only you can determine that your offer was reasonable and prudent in light of the property and your circumstances.
- B. NON-CONTINGENT OFFERS: Most residential purchase agreements contain contingencies allowing a Buyer within a specified period of time to cancel a purchase if: (i) the Buyer cannot obtain a loan; (ii) is dissatisfied with the property's condition after an inspection; or (iii) in the property does not appraise at a certain value. To make their offers more attractive, Buyers will sometimes write offers with few or no contingencies or offer to remove contingencies within a short period of time. In a "hot" market, sellers will sometimes insist that Buyers write offers with no contingencies. Broker recommends that Buyers do not write non-contingent offers and if you do so, you are acting against Broker's advice. However, if

do not write non-confingent offers and if you do so, you are acting against Broker's advice. However, if you do write a represent offer these are some of the contractual rights you may be giving up:

(1) LOAN CONTROLLY you give up your loan contingency, and you cannot obtain a loan, whether through your later the fault of your lender, and as a result, you do not or cannot purchase the property, you may happen to default under the contract and required to pay damages or forfeit your deposit to the seller.

(2) APPRAISAL CONTINGER A your lender's (or your own) appraiser does not believe the property is worth what you have agreed to pay for it, your lender may not loan the full amount needed for the purchase or may not loan any amount at all because of a low appraisal. As a result, if you do not purchase the property, and you have removed your appraisal contingency, you may leaslly be in default under the contract and could be required to pay damages to conform your deposit to default under the contract and could be required to pay damages to, of forfeit your deposit to

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CENTURYMANIA 440 Kalim Dr Chula Vista, CA 91914

MCA REVISED 11/11 (PAGE 1 OF 2)

Phone: 619.512,0006

Fex: 619,475,1769

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Property Address: 650 Quilalang Ct. Chula Vista, CA 91911
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3. INSPECTION CONTINGENCY: If you disapprove of the condition of the property and as a result, you do not purchase the property, you may legally be in default under the contract and required to pay damages to, or forfeit your deposit to, the Seller if you have removed your inspection contingency. However, even if you make an offer without an inspection contingency or you remove that contingency, the Seller may still be obligated to disclose to you material facts about the property. In some cases, once you receive that information the law gives you an independent right to cancel for a limited period of time.

There is inherent risk in writing a non-contingent offer. Only you, after careful consultation and deliberation with your attorney, accountant, or financial advisor can decide how much risk you are willing to take. IT IS YOUR DECISION ALONE AND CANNOT BE MADE BY YOUR BROKER OR REAL ESTATE AGENT.

- C. BROKER RECOMMENDATIONS. Broker recommends that you do not write a non-contingent offer, even if you are planning on paying all cash for the property. If you intend to write a non-contingent offer, Broker recommends that, prior to writing the offer, you: (i) review all available Seller reports, disclosures, information and documents; (ii) have an appropriate professional interest the property (even if it is being sold "as is" in its present condition); and (iii) carefully assess a durant ancial position and risk with your attorney, accountant or financial advisor.
- and risk with your attorney, accountant or financial advisor.

  D. MULTIPLE OFFERS: At times Buyers may write offers on more than one property with though the Buyer intends to purchase only one. This may occur in a short sale when the applicable accounts take a considerable amount of time. While it is not illegal to make offers on multiple offers with intent to purchase only one, the Buyer can be obligated to many Sellers if more than the Buyer's offers. If the Buyer has not disclosed that the Buyer is writing multiple offers with intent to purchase only one and the Buyer subsequently cancels without using a contingency, the Seller may claim the Buyer is in breach of contract because the Buyer fraudulently induced the Seller of enter into a contract.

#### 3. SELLER CONSIDERATIONS:

As a Seller, you are responsible for determining the asking price for your property. Although Brokers may provide you with comparable sales data, generally from information published in the local multiple listing service, you should know that the reporting of this data is often delayed and prices may change, up or down, faster than reported sales indicate. All Sellers should be sure they are comfortable with the asking price they are setting, and the price they are accepting. There is not, and cannot be, any guarantee that the price you decide to ask to your property, or the price at which you agree to sell your property is the highest available price obtainable for the property. It is solely your decision as to how much to ask for your property and at which price to sell your property.

Buyer Date

Buyer

Date

Seller

Date

Date

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Reviewed by \_\_\_\_\_ Date \_\_\_\_





#### MARKET CONDITIONS ADVISORY

(C.A.R. Form MCA, Revised 11/11)

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MARKET CONDITIONS ADVISORY (MCA PAGE 1 OF 2)

CENTURY21Award, 360 Kubu Dr Chula Vista, CA 91914 Phone: 619,512,0006 Fax: 619,475,1769 659 Quilalang ct

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Property Address: 650 Quilalang Ct, Chula Vista, CA 91911

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Buyer/Seller acknowledges each has read, understands and has received a copy of this Market Conditions Advisory.

Buyer	Date
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Reviewed by \_\_\_\_\_ Date \_\_\_\_





## **MEGAN'S LAW DATA BASE DISCLOSURE**

Regarding Registered Sex Offenders (C.A.R. Form DBD, Revised 11/08)

The following terms and conditions are hereby incorporated in	n and made a part of the	Pasidential Dumbane Assessed
Agreement, Residential Lease or Month-to-Month Rental Agrees	ment Colher	The solution of the solution o
The following terms and conditions are hereby incorporated in Agreement, Residential Lease or Month-to-Month Rental Agreement property known as:  650 Quila	daled	2 2 3 3 8
property known as: 650 Quilla	lang Ct. Chula Vista CA 91	- 5 5 6 G On property
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and	·····	
		is referred to Select and lord.
Notice: Pursuant to Section 290.46 of the Penal Code, information	n about specified registered	sex offenders is made a paid a the
public via an Internet Web site maintained by the Department or	or Justice at www.megansla	w.ca.gov. Depending ക്യൂട്ടും offender's
criminal history, this Information will include either the address at Code in which he or she resides.	which the offender resides of	or the community of residence and ZIP
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(Neither Seller nor Broken organized to short the con-		
(Neither Seller nor Brokers are required to check this website. If	r Buyer wants further inform	ation, Broker recommends that Buyer
obtain information from this website during Buyer's inspection contin	igency period. Brokers do noi	t have expertise in this area.)
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Buyer/Tenant		-
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8D REVISED 11/08 (PAGE 1 OF 1)		COUNT HOUSE GPORTHRY
MEGAN'S LAW DATA BASE DISC	LOSURE (DBD PAGE 1 OF 1)	

CENTURY21Award, 840 Kisha Dr Chala Vista, CA 91914
Phone: 619.512.0006
Fax: 619.475.1769
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Daniel Di Matera
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### **MEGAN'S LAW DATA BASE DISCLOSURE**

Regarding Registered Sex Offenders (C.A.R. Form DBD, Revised 11/08)

The following terms and conditions are hereby incorporated in and made a part of the: Residential Lease or Month-to-Month Rental Agreement, other	sidential Purchase Agreement,
	, on property
property known as: 650 Quilalang Ct, Chula Vista, CA 91911	, on property
in which	is referred to as Buyer/Tenant
	s referred to as Seller/Landlord.
Notice: Pursuant to Section 290,46 of the Penal Code, information about specified registered sex off public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.go criminal history, this information will include either the address at which the offender resides or the code in which he or she resides.	ov. Depending on an offender's
(Neither Seller nor Brokers are required to check this website. If Buyer wants further information, obtain information from this website during Buyer's inspection contingency period. Brokers do not have	
Buyer/Tenant	Date
Buyer/Tenant	Date
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Seller/Landlord Seller/Landlord	Date 5.25 · 18

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525 South Virgil Avenue, Los Angeles, California 90020

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Reviewed by	Date



DBD REVISED 11/08 (PAGE 1 OF 1)

MEGAN'S LAW DATA BASE DISCLOSURE (DBD PAGE 1 OF 1)

CENTURY21Award, 860 Kubn Dr Chula Vista, CA 91914

Phone: 419.512.0006

Fax: 619.475.1769

650 Quilalang et



#### STATEWIDE BUYER AND SELLER ADVISORY

(This Form Does Not Replace Local Condition Disclosures. Additional Addenda May Be Attached to This Advisory. See Paragraph 52)

(C.A.R. Form SBSA, Revised 11/13) 650 Quilalang Ct

Property Address	Date	4/22	
BLIVER RIGHTS AND OUTLES.			

- The physical condition on the land and improvements being purchased are not guaranteed by Seller or Brokers.
- You should conduct thorough investigations of the Property both personally and with appropriate professionals.
- If professionals recommend further inspections, you should contact qualified experts to conduct such inspections.
- You should retain your own professional even if Seller or Broker has provided you with existing reports.
- You should read all written reports given to you and discuss those reports with the persons who prepared them.
- You have the right to request that the Seller make repairs or corrections or take other actions based on inspections or disclosures, but the Seller is not obligated to make any such repairs, corrections or other requested actions.
- If the Seller is unwilling or unable to satisfy your requests, and you act within certain time periods, you may have the right to cancel the Agreement (the Purchase Agreement and any Counter Offer and Addenda together are the "Agreement"). If you cancel outside of these periods, you may be in breach of the Agreement and your deposit mightube at risk.
- The terms of the purchase agreement and any counter offers and addenda establish your norths and responsibilities.
  YOU ARE STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY TO ARE ASPECTS OF THE PROPERTY. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF EROKERS

  SELLER RIGHTS AND DUTIES:

  You have a duty to disclose material facts known to you that affect the value or desirability of the

- You are obligated to make the Property available to the Buyer and have utilities on for inspections as allowed by the Agreement.

  This form is not a substitute for completing a Real Estate Transfer Disclosure Statement, if require the property-specific questionnaires or disclosures.

  The terms of the Agreement establish your rights and responsibilities.

#### **BROKER RIGHTS AND DUTIES:**

- property-specific questionnaires or disclosures.

  The terms of the Agreement establish your rights and responsibilities.

  OKER RIGHTS AND DUTIES:

  Brokers do not have expertise in all areas and matters affecting the Property or your evaluation of it.

  For most sales of residential properties with no more than four units, Brokers have a duty to make a reasonably competent and diligent visual inspection of the accessible areas of the Brokers have a duty to make a reasonably competent and diligent visual inspection of the accessible areas of the Property and disclose to you material facts or defects that the inspection reveals.
- Many defects and conditions may not be discoverable by a Broker's visual inspection.
- If Brokers give a referral to another professional, Brokers do not guarantee that person's performance. You may select any professional of your ownschoosing.
- any professional of your own choosing.

  Any written agreement periods a Broker and either Buyer or Seller or both establishes the rights and responsibilities of those parties.

  1. INSPECTIONS: Buyer and Selection advised that Buyer has the right to obtain various inspections of the Property under most residential purchase designed and inspection. Buyer is advised to have the Property inspected by a professional property inspection service within Buyers inspected and inspection cantingency period. A licensed building contractor of other professional may perform these services. The inspection does not look behind walls or under carpets, or take equipment apart. Certain items on the Property, such as distinct and spark arresters, plumbing, heating, air conditioning, electrical wiring, pool and spa, septic system, selection destructural items may need to be inspected by another professional, such as a chimney sweep, plumbing, electrician, pool and spa service, septic or well company or roofer. A general physical inspection typically will be destroined, wood destroying pests, lead-based paint, radon, asbestos and other environmental hazards, geologic conditions, age, remaining useful life or water-tightness of roof, cracks, leaks or operational problems associated with a pool or spa or connection of the Property to a sewer system. If Buyer wants or operational problems associated with a pool or spa or connection of the Property to a sewer system. If Ruyer wants further information on any aspect of the Property, Broker recommends that Buyer have a discussion with the professional property inspector and that Buyer hire an appropriate professional for the area of concern to Buyer. Brokers do not have expertise in these areas. Brokers do not verify the results of any such inspection or guarantee the performance of any such inspector or service. Any election by Buyer to waive the right to a physical inspection of the P

somebody other than an appropriate professional is against the licenses are not available for all types of inspection activities.	advice of Brokers	Not all inspectors are lic	ensed and
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SBSA REVISED 11/13 (PAGE 1 OF 12)	Reviewed by	Date	FOUNT HOTSING
STATEWIDE BUYER AND SELL FR ADVISORY (SRSA PAGE 1 OF 12)			

CENTURYZIAward, 440 Kuhn Dr Chola Vista, CA 91914

- 2. SQUARE FOOTAGE, LOT SIZE, BOUNDARIES AND SURVEYS: Buyer and Seller are advised that only an appraiser or land surveyor, as applicable, can reliably confirm square footage, lot size, Property corners and exact boundaries of the Property. Representations regarding these items that are made in a Multiple Listing Service, advertisements, and from property tax assessor records are often approximations, or based upon inaccurate or incomplete records. Fences, hedges, walls or other barriers may not represent actual boundary lines. Unless otherwise specified by Broker in writing, Brokers have not verified any such boundary lines or any representations made by Seller or others. Brokers do not have expertise in this area. Standard title insurance does not insure the boundaries of the Property. If Buyer wants information about the exact square footage, lot size or location of Property corners or boundaries, Broker recommends that Buyer hire an appraiser or licensed surveyor to investigate these matters or to prepare a survey of the property during Buyer's inspection contingency period.
- 3. SOIL AND GEOLOGIC CONDITIONS: Buyer and Seller are advised that real estate in California is subject to settling, slippage, contraction, expansion erosion, subsidence, earthquakes and other land movement. The Property may be constructed on fill or improperly compacted soil and may have inadequate drainage capability. Any of these matters can cause structural problems to improvements on the Property. Civil or geo-technical engineers are best suited to evaluate soil stability, grading, drainage and other soil conditions. Additionally, the Property may contain an unknown mines,
- soil stability, grading, drainage and other soil conditions. Additionally, the Property may contain interest or unknown mines, mills, caves or wells. Brokers do not have expertise in this area. If Buyer wants further interpretation, broker recommends that Buyer hire an appropriate professional. Not all inspectors are licensed and licenses are not available for all types of inspections.

  4. GEOLOGIC HAZARDS: Buyer and Seller are advised that California has experienced earthquakes are past, and there is always a potential of future earthquakes. Damage caused by an earthquake may not be decayed a visual inspection of Buyer(s) or Broker(s). Inspection by a licensed, qualified professional is strongly recommended to be determine the structural integrity and safety of all structures and improvements on the Property. If the Property is a placed in a planned unit development or in a common interest subdivision, Buyer is advised to contact the homeowners association about earthquake repairs and retrofit work and the possibility of an increased or special assessment to association about earthquake repairs and retrofit work and the possibility of an increased or special assessment to defray the costs of earthquake repairs or retrofit work. Buyer is encouraged to obtain and read the booklet entitled, "The Homeowner's Guide to Earthquake Safety." In most cases a questionnaire within the booklet must be completed by Seller and the entire booklet given to the Buyer if the Property was built prior to 1960. If the Property was built before 1975, and contains structures constructed of masonry or precast (tilt up) concrete walls, with wood frame floors or roof, or if the building has unreinforced masonry walls, then Seller must provide Buyer a pamphlet entitled "The Commercial Property Owner's Guide to Earthquake Safety." Many areas have a wide range of geologic problems and numerous studies have been made of these conditions. Some of this information is available for public review at city and county planning departments. Buyer is encouraged to review the public maps and reports and/or obtain a geologist's inspection report.
- departments. Buyer is encouraged to review the public maps and reports and/or obtain a geologist's inspection report. Brokers do not have expertise is this area. Buyer may be able to obtain earthquake insurance to protect their interest in the Property. Sellers who agrees to provide financing should also consider requiring Buyers to obtain such insurance naming Seller(s) as insured lien holders.

  5. ENVIRONMENTAL HAZARUSE Buyer and Seller are advised that the presence of certain kinds of organisms, toxins and contaminants, including, bureful distinct the modern contaminants, including, bureful distinct the property in the property and the property and the health of individuals who live on or work at the property as well as pets. If Buyer waste disposal sites, electromagnetic fields, nuclear sources, urea formaldehyde, or other materials may always to the Property and the health of individuals who live on or work at the property as well as pets. If Buyer waste disposal sites, electromagnetic fields, nuclear sources, urea formaldehyde, or other materials may always to the Property and the health of individuals who live on or work at the property as well as pets. If Buyer waste information, Buyer is advised, and Broker(s) recommends, that Buyer have the Property inspected for the existence of such conditions and organisms, and conditions that may lead to their formation. Not all inspectors are licenses and licenses are not available for all types of inspection activities. Buyer is also advised to consult with appropriate experts regarding this topic during Buyer's inspection contingency Buyer is also advised to consult with appropriate experts regarding this topic during Buyer's inspection contingency period. Brokers do not have expertise in this area. Broker recommends that Buyer and Seller read the booklets titled, "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants," and "Protect Your Family From Lead In Your Home."
- 6. EPA's LEAD-BASED PAINT RENOVATION, REPAIR AND PAINTING RULE: The new rule requires that contractors and maintenance professionals working in pre-1978 housing, child care facilities, and schools with lead-based paint be certified; that their employees be trained; and that they follow protective work practice standards. The rule applies to renovation, repair, or painting activities affecting more than six square feet of lead-bases paint in a room or more than 20 square feet of lead-based paint on the exterior. Enforcement of the rule begins October 1/2010. See the EPA website at square feet of lead-based paint on the exterior. Enforcement of the rule begins october www.epa.gov/lead for more information. Buyer and Seller are advised to consult an appropriate professional.

  Seller's Initials ( )

Buyer's	Initials (	_ )(	1

Reviewed by Date



- 7. FORMALDEHYDE: Formaldehyde is a substance known to the State of California to cause cancer. Exposure to formaldehyde may be caused by materials used in the construction of homes. The United States Environmental Protection Agency, the California Air Resources Board, and other agencies have measured the presence of formaldehyde in the indoor air of select homes in California. Levels of formaldehyde that present a significant cancer risk have been measured in most homes that were tested. Formaldehyde is present in the air because it is emitted by a variety of building materials and home products used in construction. The materials include carpeting, pressed wood products, insulation, plastics, and glues. Most homes that have been tested elsewhere do contain formaldehyde, although the concentrations vary from home to home with no obvious explanation for the differences. One of the problems is that many suppliers of building materials and home products do not provide information on chemical ingredients to builders. Buyers may have further questions about these issues. Buyer is advised to consult with appropriate expense regarding this topic during
- further questions about these issues. Buyer is advised to consult with appropriate experts regarding this topic during Buyer's investigation period. Brokers do not have expertise in this area. Broker(s) recommend that Buyer and Seller read the booklet titled "Residential Environmental Hazards: A Guide for Homeowners, Homeowners, itendlords and Tenants."

  8. MOLD: Buyer and Seller are advised that the presence of certain kinds of mold, fund, milder, and other organisms, sometimes referred to as "toxic mold" (collectively "Mold"), may adversely affect the popular, and the health of individuals who live on or work at the Property as well as pets. Mold does not affect all peoplet he same way, and may not affect some people at all. Mold may be caused by water leaks or other sources of most use such as, but not limited to, flooding, and leaks in windows, pipes and roof. Seller is advised to disclose the existence of any such conditions of which he or she is aware. Buyer should carefully review all of Seller's disclosures for any line atting the property of these conditions exist. It is, however, possible that Mold may be hidden and that Seller is completely unaver this existence. In addition, Mold is often undetectable from a visual inspection, a professional general property in section and even a structural pest control inspection. Brokers do not have expertise in this area. If Buyer wants further information, Broker recommends that Buyer have the Property tested for Mold by an environmental hygienist or other appropriate Broker recommends that Buyer have the Property tested for Mold by an environmental hygienist or other appropriate professional during Buyer's inspection contingency period. Not ail inspectors are licensed and licenses are not available for all types of inspection activities.
- 9. WATER INTRUSION: Buyer and Seller are advised that many hoopes suffer from water intrusion or leakage. The causes of water intrusion are varied, and can include defective construction, faulty grading, deterioration of building materials and absence of waterproof barriers. Water intrusion can cause serious damage to the Property. This damage can consist of wood rot, mold, mildew and even damage to the structural integrity of the Property. The cost of repairing and remediating water intrusion damage and its causes can be very significant. The existence and cause of water
- and remediating water intrusion damage and its causes can be very significant. The existence and cause of water intrusion is often difficult to detect. Because you, your Broker or a general home inspector cannot visually observe any effects of water intrusion, Buyer and Seller should not assume that such intrusion does not exist. Broker recommends that Buyer have the Property inspected for water intrusion by an appropriate professional. Brokers do not have expertise in this area.

  10. SEPTIC SYSTEMS: Buyer and Seller, are advised that a property may be served by one or more septic systems even though adjoining properties are connected to a sever and Seller are also advised that some septic tanks and systems may have been abandoned or have tasks in the first cound water sources. Buyer is advised to contact the appropriate government agency to verify that the Property is called to a sewer or served by a septic system. If the Property is served by a septic system, it may consist of a septicital, to a sewer or Broker concerning the condition, operability, size, capacity or future expansion of a System, nor whether a System is adequate for use by the intended occupants of size, capacity or future expansion of a System, nor ember a System is adequate for use by the intended occupants of the Property. A change in the number of occupants or the fluentity, composition or methods of depositing waste may affect the efficiency of the System. In addition, the amount of fainfall and ground water table may also affect the efficiency of the System. Many factors including, but not limited to, natural forces, age, deterioration of materials and the load imposed on a System can cause the System to fail at any time. Broker recommends that Buyer obtain an independent evaluation of any System by a qualified sanitation professional during Buyer's inspection contingency period. Brokers do not have expertise in this area. Buyer should consult with their sanitation professional to determine if their report includes the tank only, or other additional components of the System such as pits and leach fields. Not all inspectors are likensed and licenses are not available for all types of inspection activities. In some cases, Buyer's lender as well as local government agencies may require System inspection. System-related maintenance costs may include, but not be limited to, locating, pumping or providing outlets to ground level. Brokers are unable to advise Buyer or Seller regarding System-related issues or associated costs, which may be significant. If Buyer and Seller agree to obtain a System inspection, Buyer and Seller are cautioned that the inspection cost may include, but not be limited to, the costs of localida, pumping or providing outlets

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Property Address: 650 Quilalang Ct, Chula Vista, CA 91911 Date: 5/24
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- 11. WELL AND WATER SYSTEM(S): Buyer and Seller are advised that the Property may be served by one or more water wells, springs, or private community or public water systems. Any of these private or public water systems may contain bacteria, chemicals, minerals and metals, such as chromium. Well(s) may have been abandoned on the Property. Buyer is advised to have both the quality and the quantity of water evaluated, and to obtain an analysis of the quality of any domestic and agricultural water in use, or to be used at the Property, from whatever source. Water quality tests can include not only tests for bacteria, such as coliform, but also tests for organic and inorganic chemicals, metals, mineral content and gross alpha testing for radioactivity. Broker recommends that Buyer consult with a licensed, qualified well and pump company and local government agency to determine whether any well/spring or water system will adequately serve Buyer's intended use and that Buyer have a well consultant performance attack well output test for this purpose. Water well or spring capacity, quantity output and quality may change attack there are no guarantees as to the future water quality, quantity or duration of any well or spring. If Buyer waits future foromation, Broker(s) recommend that Buyer obtain an inspection of the condition, age, adequacy and performance or all components of the well/spring and any water system during Buyer's inspection contingency period. Brokers do not have experted in this area
- qualified well and pump company and local government agency to determine whether any well-spring or water system will adequately serve Buyer's intended use and that Buyer have a well consultant performance activities of this purpose. Water well or spring capacity, quantity output and quality may change attain a figure are no guarantees as to the future water quality, quantity or duration of any well or spring. If Buyer waits reformation, Broker(s) recommend that Buyer obtain an inspection of the condition, age, adequacy and performance or altocomponents of the well/spring and any water system during Buyer's inspection contingency period. Brokers do not have expertise in this area.

  12. WOOD DESTROYING PESTS: Buyer and Seller are advised that the presence of, or conditions after the presence of infestation or infection of wood destroying pests and organisms may adversely affective. In part of inspection reports covering these items can be separated into two sections: Section 1 Identifies areas where in a station or infection. In the evident. Section 2 identifies areas where there are conditions likely to lead to infestation or infection. In the existence of such conditions and organisms, and conditions that may lead to their remation, by a registered structural pest control company during Buyer's inspection contingency period.
- 13. EASEMENTS, ACCESS AND ENCROACHMENTS: Buyer and Seller are advised that confirming the exact location of easements, shared or private driveways or roadways, and encroachments on or to the Property may be possible only by conducting a survey. There may be unrecorded easements, access rights, encroachments and other agreements affecting the Property that may not be disclosed by a survey. Representations regarding these items that are made in a Multiple Listing Service or advertisements, or plotted by a title company are often approximations, or based upon inaccurate or incomplete records. Unless otherwise specified by Broker in writing, brokers have not verified any such matters or any representations made by Seller(s) or others. If Buyer wants further information, Buyer is advised and Broker(s) recommend that Buyer hire a licensed surveyor during Buyer's inspection contingency period. Brokers do not have expertise in this area.
- representations made by Seller(s) or others. If Buyer wants further information, Buyer is advised and Broker(s) recommend that Buyer hire a licensed surveyor during Buyer's inspection contingency period. Brokers do not have expertise in this area.

  14. EARTHQUAKE FAULT ZONES AND SEISMIC HAZARD ZONES: Buyer and Seller are advised that California Public Resources Code Sections 2622 and Broker equilibrity defined and mapping of "Barthquake Fault Zones" along known active faults and "Seismic Hazard Zones" in California Africated cities and counties must regulate certain development projects within these zones. Construction or development of a algority experties may be subject to the findings of a geological report prepared by a registered California geologist. Generally Seller and Seller and Seller are subject to the findings of a geological report prepared by a registered California geologist. Generally Seller and Seller and Seller are subject to the findings of a geological report prepared by a registered California geologist. Generally Seller and Seller are subject to the findings of a geological report prepared by a registered California geologist. Generally Seller and Seller are subject to the findings of a geological report prepared by a registered California geologist. Generally Seller and Seller are subject to the findings of a geological report prepared by a registered California geologist. Generally Seller and Seller are subject to the findings of a geological report prepared by a registered California geologist. Generally Seller and Seller are advised that there is a potential for earthquakes and selsmic hazards even outside designated zones.
- 15. FiRE HAZARDS: Buyer and Seller are advised that fires annually cause the destruction of thousands of homes. Due to varied climate and topography, certain areas have higher risks of fires than others. Certain types of materials used in home construction create a greater risk of fire than others. If the Property is located within a State Pice Responsibility Area or a Very High Fire Hazard Zone, generally Seller must disclose that fact to Buyer under California Public Resources Code Section 4136 and California Government Code Sections 51178 and 51183.5, and may use a research company to aid in the process. Owners of property may be assessed a fire prevention fee of up to \$150.00 per structure on each parcel in such zones. The fee may be adjusted annually commencing July1, 2013. If Buyer wants further information, Broker recommends that, during Buyer's inspection contingency period, Buyer contact the local fire department and Buyer's insurance agent regarding the risk of fire. Brokers do not have expertise in this area, Buyer is advised that there is a potential for fires even outside designated zones.

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Buyer's Initials () ()	Seller's Initials (	``Re/o <sub>Car</sub>	7
5BSA REVISED 11/13 (PAGE 4 OF 12)	Reviewed by	Date	EDWA HOUSING

Property Address: 650 Quilalang Ct, Chula Vista, CA 91911	Date: 🔏	127
16. FLOOD HAZARDS: Buyer and Seller are advised that if the as designated by the Federal Emergency Management Agency California Government Code Section 8589.3, generally Seller m company to aid in the process. The National Flood Insurance P and establish flood-risk zones within those areas. The program zones if loans are obtained from a federally-regulated financial States Government. The extent of coverage and costs may vary, that Buyer consult his or her lender and/or insurance agent du not have expertise in this area. Buyer is advised that there is a pole	Property is located within a Special (FEMA), or an area of Potential ust disclose this fact to Buyer and rogram was established to identify mandates flood insurance for propinstitution or are insured by any if Buyer wants further information, ring Buyer's inspection.	al Flood Hazard Area Flooding pursuant to may use a research y all flood plain area perties within high-rish agency of the United Broker(s) recommend
17. ZONE MAPS MAY CHANGE: Maps that designate, among othe State Fire Responsibility Areas, Very High Fire Hazard Zones, Specoccasionally redrawn by the applicable Government Agency. Properticould be removed and properties that are not now designated in a specific specific specific could be removed and properties that are not now designated in a specific specifi	er things, Earthquake Fault Zones, Scial Flood Hazard Areas, and Poten es that are currently designated in a pecified zone or area could be place lood hazard location by submitting a	Seismic Hazard Zones tial Flooding Areas are specified zone or area ed in one or more such n application to FEMA
18. BUILDING PERMITS, ZONING AND CODE COMPLIANCE: Property, including the original structure and any addition, modi without permits, not according to building codes, or in violation of according to the then-existing code or zoning requirement, it may local zoning. It is also possible that local law may not permit structure destruction. Buyer is advised to check with appropriate government and legal requirements and the effect of such requirements on and size. If Buyer wants further information, Broker(s) recommitments professional during Buyer's inspection contingency period. Brokers 19. VIEWS: Buyer and Seller are advised that present views from growth of trees and vegetation on adjacent properties and any other	Buyer and Seller are addition that fication, remodel or improvement of zoning laws. Further, every interest that now exist to be rebuilding.	any structure on the figure have been built the structure was built building standards or the structure of damage or
19. VIEWS: Buyer and Seller are advised that present views from growth of trees and vegetation on adjacent properties and any othe make no representation regarding the preservation of existing views. that Buyer review covenants, conditions and restrictions, if any, and co and homeowner associations, if any, during Buyer's inspection conting	K Buyer wants further information,	Broker(s) recommend
20. FUTURE REPAIRS, REPLACEMENTS AND REMODELS: But of certain systems or rebuilding or remodeling of all or a portion of comply with laws and regulations that either come into effect after outil the replacement, repair, rebuild or remodel has occurred. Put change after Close of Escrow, resulting in increasing costs to repair federal energy efficiency regulations impact the installation, replaced units (HVAC). Federal regulations now require manufacturers of H Seasonal Energy Efficiency Rating (SEER). This will likely impact of regulations now require that when installing or replacing HVAC unit leaks. Duct work leaking more than 15 per and must be repaired to leaks 30 percent. More information is a distant at the California Entitle24/changeout. Home warrantly policies may not cover such ins Broker recommends that Buyer discuss the installation.  21. GOLF COURSE DISCLOSURES: Buyer and Selective advise golf course the following may apply: (i) Stray opinions.	typer and Seller are advised that re the Property may trigger requirement. Close of Escrow or are not require ermit or code requirements or but air existing features. In particular, ement and some repairs of heating tVAC units to produce only units no repairs and replacements of existing its, with some exceptions, duct wo or reduce leaks. The average existing	eplacement or repairs ents that homeowners of to be complied with ilding standards may changes to state and grand air conditioning neeting a new higher high HVAC units. State rk must be tested for ag duct work typically
21. GOLF COURSE DISCLOSURES: Buyer and planting advise golf course the following may apply: (i) Stray golf parts of the reside balls, resulting in personal injury or destruction to a perfect the property prohibition and the project restrictions may be properly prohibition may be properly prohibition and the project restrictions may be properly and structures. Residents tiving near the subhout (iii) Pesticides and fertilizer use - A golf course may be heavily fer certain periods of the year. (iv) irrigation system -Golf course sprink property and structures. Also the irrigation system of a golf course carts - Certain lots may be affected more than others by the use of be subject to noise disturbances and loss of privacy. (vi) Access to golf course in the subject to noise disturbances and loss of privacy. (vi) Access to golf course in the subject to noise disturbances and loss of privacy. (vi) Access to golf course in the subject to noise disturbances and loss of privacy. (vi) Access to golf course in the subject to noise disturbances and loss of privacy. (vi) Access to golf course in the subject to noise disturbances and loss of privacy. (vi) Access to golf course in the subject to noise disturbances and loss of privacy.	bit such retrieval. (ii) Noise and light and l	phting - The noise of ance operations may no, noise, and traffic. her chemicals during spray upon adjacent wastewater. (v) Golf
Buyer's Initials () ()	Seller's Initials (	
SBSA REVISED 11/13 (PAGE 5 OF 12)	Reviewed by Date	

Property Address: <u>650 Quilalang Ct,</u>	Chula	Vista, CA	91911
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residences will not have direct access from their lots to the golf course. The project restrictions may disclaim any right of access or other easements from a resident's lot onto the golf course. (vii) View obstruction - Residents living near a golf course may have their views over the golf course impacted by maturing trees and landscaping or by changes to the course's configuration. (viii) Water restrictions - As some municipalities face water shortages, the continued availability of water to the golf course may be restricted or otherwise reduced by the local water agency. If Buyer wants further information, Broker(s) recommend that Buyer contact the local water agency regarding this matter.

- 22. SCHOOLS: Buyer and Seller are advised that children living in the Property may not, for numerous reasons, be permitted to attend the school nearest the Property. Various factors including, but not limited to, open enrollment policies, busing, overcrowding and class size reductions may affect which public school serves the Property. School district boundaries are subject to change. Buyer is advised to verify whether the Property is now, and at the Close of Escrow will be, in the school district Buyer understands it to be in and whether residing in the Property entitles a person to attend any specific school in which that Buyer is interested. Broker(s) recommend that Buyer contact the local school or sahool district for additional
- in which that Buyer is interested. Broke'(s) recommend that Buyer contact the local school or school district for additional information during Buyer's inspection confingency period. Brokers do not have expertise in this area.

  23. NEIGHBORHOOD NOISE SOURCES: Buyer and Seller are advised that even if the Brokery's not in an identified airport noise influence area, the Property may still be subject to noise and air disturbances are unapportune airplanes and other aircraft, commercial or military or both, flying overhead. Other common sources of notice include hearby commercial districts, schools, traffic on streets, highways and freeways, trains and general neighborhood of the property dogs and other animals. Noise levels and types of noise that bother one person may be acceptable to drive a Boyer is advised to satisfy him/herself with regard to any sources of and amounts of noise at different times of day and appropriately follows:

  24. PETS AND ANIMALS: Buyer and Seller are advised that the current or previous owner(s) may have figor domesticated or other pets and animals at the Property. Odors from animal urine or other contamination may be adomesticated or other pets and animals at the Property. Odors from animal urine or other contamination may be adomesticated or other pets and animals at the Property.
- or other pets and animals at the Property. Odors from animal urine or other contamination may be domain for long periods of time and then become active because of heat, humidity or other factors and might not be eliminated by cleaning or replacing carpets or other cleaning methods. Pet urine and feces can also damage hardwood floors and other floor coverings. Additionally, an animal may have had fleas, ticks and other pests that remain on the Property after the animal has been removed. If Buyer wants further information, Broker(s) recommend that Buyer discuss the issue with an appropriate professional during Buyer's inspection contingency period. Brokers do not have expertise in this area.
- 25. SWIMMING POOL, SECURITY AND SAFETY: Buyer and Seller are advised that state and local Law may require the installation of barriers, anti-entrapment grates, access alarms, self-latching mechanisms and/or other measures to decrease the risk to children and other persons of existing swimming pools and hot tubs, as well as various fire safety and other measures concerning other teatures of the Property. Compliance requirements differ from city to city and county
- and other measures concerning other eatures of the Property. Compliance requirements differ from city to city and county to county. Unless specifically agreed, the Property may not be in compliance with these requirements. Brokers do not have expertise in this area. It Beyer wasts further information, Broker(s) recommend that Buyer contact local government agencies about these restrictions and their equirements.

  26. RETROFIT, BUILDING REQUIREMENTS: Buyer and Seller are advised that state and local Law may require (i) the installation of cherapter moke detectors, (ii) bracing or strapping of water heaters, and (iii) upon sale completion of a corresponding written superior of motivations that is delivered to Buyer. Although not a point of sale or retrofit obligation, state law may require the property to have a carbon monoxide detection devices. Additionally, some city and county governments may impose additional retroit state days at time of sale including, but not limited to installing low-flow tollets and showerheads, gas shut-off valves, and temperating agencies, inspectors, and other professionals to determine the retrofit standards for the Property, the extent to which the Property complies with such standards, and the costs, if eny, of compliance. standards for the Property, the extent to which the Property complies with such standards, and the costs, if any, of compliance.
- 27. WATER SHORTAGES AND CONSERVATION: Buyer and Seller are advised that the Property may be located in an area that could experience water shortages. The policies of local water districts and the city or county in which the Property is located can result in the occurrence of any or all of the following: (i) limitations on the amount of water available to the Property, (ii) restrictions on the use of water, and (iii) an increasingly graduated cost per unit of water use, including, but not limited to, penalties for excess usage. For further information, Broker recommends that Buyer contact the supplier of water to the Property regarding the supplier's current or anticipated policies on water usage and to determine the extent to which those policies may affect Buyer's intended use of the Property. If the Property is serviced by a private well, Buyer is advised that drought conditions and/or a low water table may make it necessary to arrange, through a private supplier delivery of water to the Property. Buyers should contact water truck companies for the costs involved. By

your annual water track companies for the	cosis involved. Diokeis do not have expertise in this area.
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28. NEIGHBORHOOD, AREA, PERSONAL FACTORS, HIGH SPEED RAILS, AND SMOKING RESTRICTIONS: Buyer and Seller are advised that the following may affect the Property or Buyer's intended use of it: neighborhood or area conditions, including schools, proximity and adequacy of law enforcement, crime, fire protection, other government services, availability, adequacy and cost of any speed-wired, wireless internet connections or other telecommunications or other technology services and installations, proximity to medical marijuana growing or distribution locations, cell phone towers, manufacturing, commercial, industrial, airport or agricultural activities or military ordnance locations, existing and proposed transportation, construction, and development, any other source that may affect noise, view, traffic, or odor, wild and domestic animals, susceptibility to tsunami and adequacy of tsunami warnings, other nuisances, hazards, or circumstances, protected species, wetland properties, botanical diseases, historic or other governmentally-protected sites of improvements, cemeteries, conditions and influences of significance to certain cultures and/or religions, and personal needs requirements and preferences of Buyer. California is potentially moving toward high speed rail service between Northern and Southern California. This rail line could have an impact on the Property if it is located nearby. More information on the timing of the project and routes is available from the California High-Speed Rail Authority at <a href="http://cahighspeedrail.ca.gov">http://cahighspeedrail.ca.gov</a>. The State of California has long-standing no stroking laws in place restricting smoking in most business and some public spaces. Local jurisdictions may enact laws flatter more restrictive than state law. Many California cities have enacted restrictions on smoking in parks, public sidewalks, beaches and shopping areas. Some jurisdictions have restrictions entirely banning smoking inside privately owned appropriate and condominiums as well as in the common areas of such structures, or limiting smoking to certain designated areas. (L.Buyer wants further information, Broker(s) recommend that Buyer contact local government agencies about these sessions.

29. UNDERGROUND PIPELINES AND UTILITIES: Throughout California underground pipelines propriet to the Property. Information about the location of some of the pipelines may be available from a company that also provide a discourse of natural and other hazards or from other sources of public maps or records. Proximity to underground sipelines, in and of itself, does not affirmatively establish the risk or safety of the property. If Buyer wants further information about these underground pipelines and utilities, Buyer is advised to consult with appropriate experts during Bayer's investigation contingency period. Brokers do not have expertise in this area.

30. MARIJUANA AND METHAMPHETAMINE LABS: Buyer and Seller are advised that California law permits individual patients to cultivate, possess and use marijuana for medical purposes. Further pore, California law permits primary caregivers, lawfully organized cooperatives, and collectives to cultivate, distribute and possess marijuana for medicinal purposes. California's medical marijuana law is in direct conflict with federal law which recognizes no lawful use for marijuana and has no exemptions for medical use. Federal criminal penalties, some of which mandate prison time, remain in effect for the possession, cultivation and distribution of marijuana. Buyer and Seller are strongly advised to seek legal counsel as to the legal risks and issues surrounding owning or purchasing a property where medical or any other marijuana activity is taking place. Marijuana storage, cultivation and processing carry the risk of causing mold, fungus or moisture damage to a property, additionally, some properties where marijuana has been cultivated have had alterations to the structure or the electrical system which may not have been done to code or with permits and may affect the safety of the structure or the safe operation of the electrical system. Buyer is strongly advised to retain an environmental hygienist contractor and other appropriate professionals to inspect a property where medical or any other marijuana activity has taken place. Broker recommends that Buyer and Seller involved with a property where there is medical marijuana activity or where it may take place review the California Attorney General's Guidelines for the "Security and Non-Diversion of Marijuana Grown for Medical Use" (http://ag.ca.gov/cms\_attachmeats/press/pdfs/n1601\_ medicalmarijuanaguidelines.pdf) and the U.S.\Department of Justice memo regarding marijuana prosecutions at http://www.justice.gov.opa/documents/medical-marijuana.pdf. Brokers do not memo regarding marijuana prosecutions at <a href="http://www.justice.gov.opa/documents/medical-marijuana.odf">http://www.justice.gov.opa/documents/medical-marijuana.odf</a>. Brokers do not have expertise in this area, while no estate law permits the private production of methamphetamine, some properties have been the site of an illegal methamphetamine laboratory. State law imposes an obligation to notify occupants, a ban on occupying the property and cean out of the property as being contaminated by methamphetamine. Buyer is advised that approperty where methamphetamine has been produced may pose a very serious health risk to occupants appropriate professionals to inspect, the property advised to retain an environmental hygienist contractor or other appropriate professionals to inspect, the property if methamphetamine production is suspected to have taken place. Brokers do not have expertise in this area to the property of the property. Selfetting required by C.A.R. Form RPA to disclose known insurance claims

made by Buyer but unrelated to the Property. Sellers required by C.A.R. Form RPA to disclose known insurance claims made during the past five years (C.A.R. Form SPQ or SSD). Sellers may not be aware a claims prior to their ownership. If Buyer wants further information, Broker(s) recommend that, during Buyer's inspection continuency period, Buyer conduct his or her own investigation for past claims. Buyer may need to obtain Seller's consent in order to have access to certain certain

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Property Address: 650 Quilalang Ct, Chula Vista, CA 91911	Date	5/22
investigation reports. If the Property is a condominium, or is located	in a planned unit develorment	on other
- Subdivision, Duyer and Seller are advised to determine it the individua	I unit is covered by the Hessess	man Annual III - Inches
- Digneria) recommissing dign buyer consult buyers institation adents w	IDDA Rimer's increasion continues	
The state of the second control of the second secon	El 179000 Af AA 16550 At Aau 1665 J	Mana lasa sa al barata
a requirement of issuing insurance. If Buyer does any repairs to the p prior to Clase of Escrow or Seller remains in possession after Close Broker's) recommend that Buyer and Seller contains in possession after Close	roperty during the escrow period	or Buyer takes possession
- proverso, repairment night brider Sun Selfe, 6900 Caustill man work was	) inclicance acest magazine inclin	
- Notes naming the nailsection (ilicitatio bit that thused to, betavial vi	mount flood parthough whence	He and secteds. Done
- Collection of a solid first national filling further than the collection of the co	re title acquired through the sele -	A 4h
missience policies, es up en insulence dollcles, contain some exclusiv	YOR COME little incurrence college.	mandala accelerate - for
- "Company crossing morn a previous tolectosure. This can occur when a c	that beginson sed also that	ander mistelrank, kar at.
proceeded with a foreclosure. Buyer is strongly advised to consult w provided adequately protects their title to the property against other pos	un a me insurer to satisfy thems	elves that the policy to be
may be available only from the California Fair Plan. This may increa may be limited. Broker(s) recommend that Buyer consult with I contingency period regarding the availability of coverage under the processing of a California Fair Plan application. Brokers do not have a 33. HISTORICAL DESIGNATION, COASTAL COMMISSION, ARCH SPACE AND OTHER RESTRICTIONS ON BUILDINGS OR IMPROVE	urance for certain musice, access	front and brush properties
may be limited. Broker(s) recommend that Buyer consult with I	Suver's own insurance and offer	Aproperties and coverage
contingency period regarding the availability of coverage under the	California Fair Plan and the Bar	the ordine it may take for
processing of a California Fair Plan application. Brokers do not have	expertise in this area.	
33. HISTORICAL DESIGNATION, COASTAL COMMISSION, ARCH	ITECTURAL, LANDSCAPEZÃO	EN UNITERAL OR OPEN
SPACE AND OTHER RESTRICTIONS ON BUILDINGS OR IMPROVE be: (i) designated as a historical landmark (ii) protected by a historical landmark (ii) protected by a historical landmark (iii) protected by a historical landmark (iiii) protected by a hi	MENTS: Buyer and Seller are act	value Property may
be: (i) designated as a historical landmark, (ii) protected by a historical corprocess, (iv) within the jurisdiction of the California Soastal Commission preserving use of all or part of the Property for agricultura or corp.		
preserving use of all or part of the Property for agriculture or onen space	n or other government agency, o	If the subject to a contract
preserving use of all or part of the Property for agriculture or open space, such, or similar, government agency, then there may be restrictions of landscaping, remodel make improvements to each wild an activities.	in Buver's ability to develop mon	MINITED AND THE STREET OF STREET
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and a proper a maperior incrimination to health it still by the less less than the co	Oncern in Huwer Punkars do not has	an amadica in this area
34. 1915 IMPROVEMENT BOND MELLO-ROOS COMMINITY/INSTE	ACT AND OTHER ASSESSMEN	IT DIGITALISM O
Acres out business his life little in 1176 in 2010 bit 10 30 include belybour	1 SECOCESSORY URGOR Has Immen a ma-	
of a special tax pursuant to a Mello-Roos Community Facilities district, and the Streets And Highways Code or other assessment districts. Seller is generated from any local agency collection and taking the streets.	or a contractual assessment as pro	wided in Section 5898.24 of
notice from any local agency collecting such taxes and deliver such notice to	Rivers. Brokers do not have expedi	eator to cotain a disclosure
35. HOMEOWNER ASSOCIATIONS AND COVENANTS CONDI	TIONS AND DESTRICTIONS	### ALL
O INTIDITAL DUYER BITU DELLER BITE BOYISED (DBT IT THE PRODERTY IS A CONC	lominitus or located in a classed	l colt decelerates and an in-
Contained interest subdivision, there say talketta teathcatche un tied of the	Dronodki ond rales that we the	Kallanana J. Physics 1912
inica ara cominitorità iodifo in Decisisticone and Other Voletinu que im	onte Eurithor there is thek to be .	- h
(HOA) that has the authority to affect the Property and its use. Whethe CC&Rs restricting use of the Property. The HOA typically has the authority that he may be morthly due.	or not there is a HOA, the Property to a few and the Property to a few	arty may still be subject to
permitting (bouil regular tripingly ques and special assessments) to now	We for the unkelps and maintains	nee of the second of the
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activities area, cecis desiral without hallythe space is on of best that challe	NA STOCKOM MALES discolates ibn eviden-	man and that the Pares of the
and ether esponsionites serior in California Civil Code §1353.9. The li	aw requires the Seller to provide ti	he Buyer with the CC&Rs
and other governing dodaments, as well as a copy of the HOA's curred documents. Buyer is addised to carefully review all HOA documents provide	nt intancial statement and operation	ing budget, among other
regarding the use and institutions of the Property, the amount of mon	thiv dues and/or assessments to	ny, and sausty him/herself
current and past insurance and age and claims, and the possibility of an	y legal action that may be taken by	v or against the HOA. The
HUA may not have interesting the plat gover personal property belong	ging to the owner of the unit in th	e condominium, common
Development Basic Information (State on Basic State on State of St	nation regarding insurance. See (	CA.R.'s Common Interest
documents. Buyer is addited to carefully review all HOA documents proving a copy of the HOA's curred documents. Buyer is addited to carefully review all HOA documents proving regarding the use and past insurance document of the Property, the amount of mon current and past insurance document and claims, and the possibility of an HOA may not have insurance displayed and claims, and the possibility of an HOA may not have insurance displayed by passible and property belong interest or planned unit development. The passible displayed a property belong the property of the passible displayed that if Seller or a parbitration affecting the Property, Buyer and application displayed that if Seller or a parbitration affecting the Property, Buyer and application displayed that if Seller or a parbitration affecting the Property, Buyer and application and review publication.	r initormation. Brokers do not have	expertise in this area.
arbitration) affecting the Property, Buyer and Abrian and review publi	revious owner was involved in a	legal action (litigation or
determine: (i) whether the legal action of act desolution of it affects Bu	iver and the Property (ii) if any	rights against any action to
nvolved in the legal action survive the legal action or have been terminately the series the series in the legal action of the	lated or waived as a result of the	igne eyener any panes
not involving the same issue as in the legal action, and (iii) if any recom	mendations or requirements resu	iting from the legal action
not involving the same issue as in the legal action, and (iii) if any recom- have been fulfilled and, if so, that Buyer is satisfied with any such action. Buyer's Initials () ()	Buyer should seek legal advictor	garding these matters.
ruyer e mutetts () ()	Seller's Initiats () (	~ (A)
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	Property Address: 650 Quilalang Ct, Chula Vista, CA 91911	Date: <u>5/27</u>	
	37. COMMUNITY ENHANCEMENT AND PRIVATE TRANSFER communities may have enhancement fees or user-type fees, or profess. The Federal Housing Finance Agency has issued a rule that loans made on properties with private transfer fees if those fees we Code of Federal Regulations Section 1228 for more information fixed period of time or in perpetuity, (ii) are typically calculated as a parties, charitable organizations or interest-based groups as the unrelated to the property. Brokers do not have expertise in this are	FEES: Buyer and Seller are advised that some areas rivate transfer taxes and fees, over and above any state prohibits Fannie Mae and Freddie Mac from purchastere established on or after February 8, 2011. See title and exceptions. Private transfer fees: (i) may last for a percentage of the sales price, and (iii) may have private recipients who may use the funds for social issues as a percentage of the sales price.	ted ing 12 r a ate
	38. GENERAL RECALLIDEFECTIVE PRODUCT/CLASS ACTIOn government entities and manufacturers may at any time issue recontains examples of recalled/defective products/class action information; RE-ConBuilding products roof titles; Central Sprinkler (Control Valves; Trex Decking; water heaters; aluminum wiring; galamanufactured in China. There is no single, all-inclusive source of it actions; however, the U.S. Consumer Product Safety Commission information. If Buyer wants further information regarding the items I CPSC website at <a href="http://www.cosc.gov">http://www.cosc.gov</a> during Buyer's inspection cores Saferproducts.gov which allows a Buyer to search by product by various search engines on the Internet for the specified product of satisfy themselves regarding recalled or defective products. Broker determine if any aspect of the Property is subject to a recall or is affected.	change. The following nonexclusive, non-exhaustive imation: horizontal furnaces, Whirlpool Microwave Ho Company Fire Sprinklers; Robert Shaw Water Heater G vanized, abs, polybutylene and copper pipe; and dry wnformation on product realls, defective products or classion (CPSC) manufacts a website that contains use isted above, Brokers is website that Buyer review the tingency period. Another soft the filliated with the CPS ope or product name. Since the last search using the products in question approach is a search using the products in question approach. Brokers will needed by a class action lawsett.	be list lod lass vall less ful he SC he ers lot
8	Property and the right of a landlord to terminate a tenancy and Broker(s) recommend that Buyer investigate the issue with an appropriate period. Brokers do not have expertise in this area.	the costs to do so. If Buyer wants fitther information reprinted government authority during guyer's inspection	ne n, on
4 C	to. LAND LEASE: Buyer and Seller are advised that certain hat: (i) Buyer does not own the land, (ii) the right to occupy the lasse the land may increase at some point in the future, and (iv) lasve to obtain a different type of title insurance. If Buyer want iscuss the issue with an attorney or other appropriate professional 1. HOME WARRANTY: Buyer and Seller are advised that Buyer ertain standard systems of the Property both before and after troperty during the listing period. For an additional premium, an onditioning, pool and some and other features can be a unique and other features.	Buyer may not be able to obtain title insurance or may not be able to obtain title insurance or may further information, Broker recommends that Buyer. Brokers do not have expertise in this area, and Seller can purchase home warranty plans covering Close of Escrow Seller can obtain coverage for the	to ay er ig
F	roperty and may not cover inspections or upgrades for repair onditions. Broker(s) recommend that Buyer review the policy for the	in Home warranties do not cover every aspect of the irs required by state or federal laws or pre-existing process.	e g
P o c h si	2. INTERNET ADVERTISING; INTERNET BLOGS; SOCIAL Milimploy a service to provide a "virtual tour" or Internet marketing or roperty over the Internet. Neither the service provider nor Brokers his what action such persons might take. Additionally, some Intercomments or opinions of value of properties that are for sale. Information of the property of properties that are for sale. Information of the property of properties that are for sale. Information of the property of properties that are for sale. Information of the property of property over the Property may be the place will not investigate and sale to the property of search of electronic media on the property will be available on the property of the property of the property will be available on the property of the property	the Property, permitting potential buyers to view the lave control over who will obtain access to such service met sites and other social media provide formats for ation on the Property, or its owner, reighborhood, or any e found on the internet on individual or commercial well present the internet or individual or truthful or lies.	e s y b
•g	ood funds." All samples and out-of-state checks are subject to wait oney is physically transferred to and received by the escrow holder. B	including its treatment of	t f
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Date

Property Address: 650 Quilalang Ct, Chula Vista, CA 91911	Date:Date
44. NOTICE OF YOUR "SUPPLEMENTAL" PROPERTY Civil Code § 1102.6(c), Seller, or his or her agent, is required Property Tax Bill' to the Buyer:	TAX BILL: Buyer and Seller are advised that pursuant to red to provide the following "Notice of Your 'Supplemental
*California property tax law requires the Assessor to revalue Because of this law, you may receive one or two supplements	II IZX DIUS. Generaling on when your loss closes
payments to be paid through an impound account, the supple to pay these supplemental bills directly to the Tax Collector call your Tax Collector's Office."	If you have arranged for your property tax responsibility plemental tax bills will not be paid by your lender. It is your if you have any questions concerning this matter, please
Although the notice refers to loan closing as a trigger, it reassessment of property taxes. Therefore, the Property capurchase of the Property. The Purchase Agreement may a Escrow to the Buyer. If Buyer wants further information codiscuss the issue with the County Assessor of Tax Collect expertise in this area.  45. NON CONFIDENTIALITY OF OFFERS: Buyer is advise terms, or conditions of Buyer's offer, unless all parties and	in be reassessed even if there is no loan involved in the
(such as C.A.R. Form CND). Whether any such information current market conditions, the prevailing practice in the real	is actually disclosed depends on analytically agreement is actually disclosed depends on analytically actually disclosed depends on analytically actually ac
requires a Buyer to withhold and to remit to the Internal Revithe Seller is a non-resident alien, unless an express exemptical a statement of non-foreign status. The statement must be significant to statement of non-foreign status. The statement must be significant to statement of non-foreign status. The statement must be significant to statement of non-foreign status. The statement must be significant to statement of non-foreign status. The statement must be significant to statement of non-foreign status. The statement must be significant to statement of non-foreign status. The statement must be significant to statement of non-foreign status. The statement must be significant to statement of non-foreign status. The statement must be significant to statement of non-foreign status. The statement must be significant to statement of non-foreign status. The statement must be significant to statement of non-foreign status. The statement must be significant to statement of non-foreign status. The statement must be significant to statement of non-foreign status. The statement must be significant to statement of non-foreign status. The statement must be significant to statement of non-foreign status. The statement must be significant to statement of non-foreign status. The statement must be significant to statement of non-foreign status. The statement must be significant to statement of non-foreign status. The statement must be significant to statement of non-foreign statement of	r are advised that: (i) Internal Revenue code Section 1445 renue Service 10% of the purchase price of the property if on applies. Seller may avoid withholding by providing Buyer igned by Seller under penalty of perjury and must include ng to withhold Federal taxes from Seller's Proceeds if the affidavit stating Buyer intends to occupy the property as a selection 18662 requires that a Buyer withhold and remit to rice of the property unless the Seller signs an affidavit that probate sale) principal residence or that the sales price is aptions from withholding also apply to legal entities such as or legal advice. Broker recommends that Buyer and Seller to not have expertise in this area.
47. LIQUIDATED DAMAGES: Buyer and Seller are advised in Seller can use to agree in advance to the amount of damages. The clause usually provides that a seller will retain a buyer's interest of the separately initialed by both parties and me additional deposits to be covered by the liquidated damages or initialed agreement (see C.A.R. Form RID). However, if the intends to occupy, California Civil Code Section 1675 limits the intends to occupy, California Civil Code Section 1675 limits the intends to occupy, California Civil Code Section 1675 limits the intends to occupy, California Civil Code Section 1675 limits the intends to occupy, California Civil Code Section 1675 limits the intends to occupy, California Civil Code Section 1675 limits the intends to occupy, California Civil Code Section 1675 limits the intends to occupy, California Civil Code Section 1675 limits the intends to occupy, California Civil Code Section 1675 limits the intends to occupy, California Civil Code Section 1675 limits the intends to occupy, California Civil Code Section 1675 limits the intends to occupy, California Civil Code Section 1675 limits the intends to occupy, California Civil Code Section 1675 limits the intends to occupy, California Civil Code Section 1675 limits the intends to occupy, California Civil Code Section 1675 limits the intends to occupy, California Civil Code Section 1675 limits the intends to occupy, California Civil Code Section 1675 limits the intends to occupy, California Civil Code Section 1675 limits the intends to occupy the intends	that a liquidated damages clause is a provision Buyer and that a seller will receive if a buyer breaches the Agreement. Initial deposit paid if a buyer breaches the agreement, and et other statutory requirements to be enforceable. For any clause, there generally must be another separately signed a Property contains from 1 to 4 units, one of which a buyer ne amount of the deposit subject to liquidated damages to reed to a liquidated damages clause an asserting company.
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	Selier's initials ( Y C Re/PC)
Buyer's Initials () ()	Seller's Initials ( Y C PC)

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Date

Property Address: 650 Quilalang Ct, Chula Vista, CA 91911	
48. MEDIATION: Buyer and Seller are advised that mediation is a process facilitate discussion and negotiation between the parties with the goal of hel The parties generally share in the cost of this confidential, non-binding ne party can pursue further legal action. Under C.A.R. Form RPA-CA: (i) the party can pursue further legal action. Under C.A.R. Form RPA-CA: (i) the party can pursue further legal action. Under C.A.R. Form RPA-CA: (ii) the party reserved to arbitration or court, and (ii) if a party proceeds to arbitration or court, and (iii) if a part	by which the parties hire a neutral person to lping them reach a settlement of their dispute. Egotiation. If no agreement is reached, either arties must mediate any dispute arising out of urisdiction of a small claims court) before they out without having first attempted to mediate a even if he or she prevails.
49. ARBITRATION: Buyer and Seller are advised that arbitration is a prince neutral person to render a binding decision. Generally, arbitration is faster a litigating in court. The rules are usually less formal than in court, and it is a By agreeing to arbitration, the parties give up the right to a jury trial and to decisions have been upheld even when arbitrators have made a mistake as arbitration, then after first attempting to settle the dispute through mediation (with a few limited exceptions) must be submitted to binding arbitration. But potentially quicker and less expensive arbitration against giving up the right cannot give legal advice regarding these matters. Buyers and Sellers must decounsel, whether to agree to arbitration. Brokers do not have expertise in this specific registered sex offenders is made available to the public via an Interest of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal to address at which the offender resides or the community of residence and ZI Seller nor Brokers are required to check this website. If Buyer wants further obtain information from this website during Buyer's inspection contingency parea.)	private process not a matter of public record. To appeal the artifictor's decision. Arbitration to the law or the facility of the parties agree to n, any dispute artificing but of their agreement uyer and Sellar holds being the benefits of a to a jury trial and the light to appeal. Brokers ecide on their own, or with the advice of legal area.  290.46 of the Penal Code, into matter about met Web site maintained by the Barbartment history, this information will integrate either the IP Code in which he or she legions. (Neither
51. DEATH ON THE PROPERTY: California Civil Code Section 1710.2 prideath on the property that occurred more than 3 years before a buyer has midisclose if an occupant of a property was afflicted with HIV/AIDS, regardless Section 1710.2 does not protect a seller from making a misrepresentation has any concerns about whether a death occurred on the Property or the interest that the buyer should direct any specific questions to the Seller in writing.	nade an offer on a property; and (ii) failing to of whether a death occurred or if so, when.
52. LOCAL ADDENDA (IF CHECKED): The following local disclosures or addenda are attached: A.	
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C. And in the fact of the control of	
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Sith Red State of the state of SIRVA Relocation Buyer's Initials ( \_\_\_\_\_) ( \_\_\_\_\_) Seller's Initials ( Reviewed by Date

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Date: 4/22

Buyer and Seller acknowledge and agree that Brokers: (i) do not decide what price Buyer should pay or Seller should accept; (ii) do not guarantee the performance, adequacy or completeness of inspections, services, products or repairs provided or made by Seller or others; (iv) do not have any obligation to conduct an inspection of common areas or areas off the site of the Property (v) shall not be responsible for identifying defects on the Property, in common areas, or offsite unless such defects are visually observable by an inspection of reasonably accessible areas of the Property or are known (a Brokers; (vi) shall not be responsible for inspecting public records or permits concerning the title or the property; (vii) shall not be responsible for identifying the location of boundary lines or other items affecting title; (viii) shall not be responsible for verifying square footage, representations of others or information contained in fave tighter reports. Multiple Listing Service, advectisements, flyers or other promotional material; (ix) shall not be responsible for providing any aspect of a transaction entered into by Buyer or Seller; and (x) shall accept a perform real estate licensed activity. Buyer and Seller agree to seek legal, tax, insurance, title and the performance assistance from appropriate professionals.

Buyer and Seller are encounthat each has read, unders	raged to read this Advis tands and received a cor	ory carefully. I	By signing belowers.	w, Buyer and S	elje adknowledge
BUYER					Date
BUYER			-		Date
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SELLER SELLER	OCari.	<u> </u>			Date <u>5/22</u>
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(Address)		$\overline{}$			
Real Estate Broker (Selling Firm)	)			Cal BRE	Lic. #
Ву			Cal RRE Lic.#		Lic. #
Address	Fav	City		State	Zio
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Real Estate Broker (Usting Firm)	CENTURY 21 Award			Cal BRE	Lic. # <u>01897784</u>
Daniel DT Militeo	SCHOOL 21 Award		Cal BRE Lic.# <u>017</u>	X 6 9 6 0	Date 5/22/5
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BSA REVISED 11/13 (PAGE 12	2 OF 12)	Re	viewed by	Dale	EQUAL HOLDING



#### STATEWIDE BUYER AND SELLER ADVISORY

(This Form Does Not Replace Local Condition Disclosures. Additional Addenda May Be Attached to This Advisory. See Paragraph 52)

(C.A.R. Form SBSA, Revised 11/13)

	650	Quilalang	Ct
<b>Property Address</b>		_	

Date

#### **BUYER RIGHTS AND DUTIES:**

- The physical condition of the land and improvements being purchased are not guaranteed by Seller or Brokers.
- You should conduct thorough investigations of the Property both personally and with appropriate professionals.
- If professionals recommend further inspections, you should contact qualified experts to conduct such inspections.
- You should retain your own professional even if Seller or Broker has provided you with existing reports.
- You should read all written reports given to you and discuss those reports with the persons who prepared them.
- You have the right to request that the Seller make repairs or corrections or take other actions based on inspections or disclosures, but the Seller is not obligated to make any such repairs, corrections or other requested actions.
- If the Seller is unwilling or unable to satisfy your requests, and you act within certain time periods, you may have the right to cancel the Agreement (the Purchase Agreement and any Counter Offer and Addenda together are the "Agreement"). If you cancel outside of these periods, you may be in breach of the Agreement and your deposit might be at risk.
- The terms of the purchase agreement and any counter offers and addenda establish your rights and responsibilities. YOU ARE STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.

#### **SELLER RIGHTS AND DUTIES:**

- You have a duty to disclose material facts known to you that affect the value or desirability of the Property.
- You are obligated to make the Property available to the Buyer and have utilities on for inspections as allowed by the Agreement.
- This form is not a substitute for completing a Real Estate Transfer Disclosure Statement, if required, and any other property-specific questionnaires or disclosures.
- The terms of the Agreement establish your rights and responsibilities.

#### **BROKER RIGHTS AND DUTIES:**

- Brokers do not have expertise in all areas and matters affecting the Property or your evaluation of it.
- For most sales of residential properties with no more than four units, Brokers have a duty to make a reasonably competent and diligent visual inspection of the accessible areas of the Property and disclose to you material facts or defects that the inspection reveals.
- Many defects and conditions may not be discoverable by a Broker's visual inspection.
- If Brokers give a referral to another professional, Brokers do not guarantee that person's performance. You may select any professional of your own choosing.
- Any written agreement between a Broker and either Buyer or Seller or both establishes the rights and responsibilities of those parties.
- 1. INSPECTIONS: Buyer and Seller are advised that Buyer has the right to obtain various inspections of the Property under most residential purchase agreements. Buyer is advised to have the Property inspected by a professional property inspection service within Buyer's inspection contingency period. A licensed building contractor or other professional may perform these services. The inspector generally does not look behind walls or under carpets, or take equipment apart, Certain items on the Property, such as chimneys and spark arresters, plumbing, heating, air conditioning, electrical wiring, pool and spa, septic system, well, roof, foundation and structural items may need to be inspected by another professional, such as a chimney sweep, plumber, electrician, pool and spa service, septic or well company or roofer. A general physical inspection typically will not test for mold, wood destroying pests, lead-based paint, radon, asbestos and other environmental hazards, geologic conditions, age, remaining useful life or water-tightness of roof, cracks, leaks or operational problems associated with a pool or spa or connection of the Property to a sewer system. If Buyer wants further information on any aspect of the Property, Broker recommends that Buyer have a discussion with the professional property inspector and that Buyer hire an appropriate professional for the area of concern to Buyer. Brokers do not have expertise in these areas. Brokers do not verify the results of any such inspection or guarantee the performance of any such inspector or service. Any election by Buyer to waive the right to a physical inspection of the Property or to rely on somebody other than an appropriate professional is against the advice of Brokers. Not all inspectors are licensed and licenses are not available for all types of inspection activities.

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SBSA REVISED 11/13 (PAGE 1 OF 12)

STATEWIDE BUYER AND SELLER ADVISORY (SBSA PAGE 1 OF 12)

Property Address: 650 Quilalang Ct, Chula Vista, CA 91911	Date:	525-15
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- 2. SQUARE FOOTAGE, LOT SIZE, BOUNDARIES AND SURVEYS: Buyer and Seller are advised that only an appraiser or land surveyor, as applicable, can reliably confirm square footage, lot size, Property corners and exact boundaries of the Property. Representations regarding these items that are made in a Multiple Listing Service, advertisements, and from property tax assessor records are often approximations, or based upon inaccurate or incomplete records. Fences, hedges, walls or other barriers may not represent actual boundary lines. Unless otherwise specified by Broker in writing, Brokers have not verified any such boundary lines or any representations made by Seller or others. Brokers do not have expertise in this area. Standard title insurance does not insure the boundaries of the Property. If Buyer wants information about the exact square footage, lot size or location of Property corners or boundaries, Broker recommends that Buyer hire an appraiser or licensed surveyor to investigate these matters or to prepare a survey of the property during Buyer's inspection contingency period.
- 3. SOIL AND GEOLOGIC CONDITIONS: Buyer and Seller are advised that real estate in California is subject to settling, slippage, contraction, expansion erosion, subsidence, earthquakes and other land movement. The Property may be constructed on fill or improperly compacted soil and may have inadequate drainage capability. Any of these matters can cause structural problems to improvements on the Property. Civil or geo-technical engineers are best suited to evaluate soil stability, grading, drainage and other soil conditions. Additionally, the Property may contain known or unknown mines, mills, caves or wells. Brokers do not have expertise in this area. If Buyer wants further information, Broker recommends that Buyer hire an appropriate professional. Not all inspectors are licensed and licenses are not available for all types of inspections.
- 4. GEOLOGIC HAZARDS: Buyer and Seller are advised that California has experienced earthquakes in the past, and there is always a potential of future earthquakes. Damage caused by an earthquake may not be discoverable by a visual inspection of Buyer(s) or Broker(s). Inspection by a licensed, qualified professional is strongly recommended to determine the structural integrity and safety of all structures and improvements on the Property. If the Property is a condominium, or located in a planned unit development or in a common interest subdivision, Buyer is advised to contact the homeowners association about earthquake repairs and retrofit work and the possibility of an increased or special assessment to defray the costs of earthquake repairs or retrofit work. Buyer is encouraged to obtain and read the booklet entitled, "The Homeowner's Guide to Earthquake Safety." In most cases a questionnaire within the booklet must be completed by Seller and the entire booklet given to the Buyer if the Property was built prior to 1960. If the Property was built before 1975, and contains structures constructed of masonry or precast (tilt up) concrete walls, with wood frame floors or roof, or if the building has unreinforced masonry walls, then Seller must provide Buyer a pamphlet entitled "The Commercial Property Owner's Guide to Earthquake Safety." Many areas have a wide range of geologic problems and numerous studies have been made of these conditions. Some of this information is available for public review at city and county planning departments. Buyer is encouraged to review the public maps and reports and/or obtain a geologist's inspection report. Brokers do not have expertise in this area. Buyer may be able to obtain earthquake insurance to protect their interest in the Property. Sellers who agree to provide financing should also consider requiring Buyers to obtain such insurance naming Seller(s) as insured lien holder(s).
- 5. ENVIRONMENTAL HAZARDS: Buyer and Seller are advised that the presence of certain kinds of organisms, toxins and contaminants, including, but not limited to, mold (airborne, toxic or otherwise), fungi, mildew, lead-based paint and other lead contamination, asbestos, formaldehyde, radon, pcb's, methane, other gases, fuel oil or chemical storage tanks, contaminated soil or water, hazardous waste, waste disposal sites, electromagnetic fields, nuclear sources, urea formaldehyde, or other materials may adversely affect the Property and the health of individuals who live on or work at the property as well as pets. If Buyer wants further information, Buyer is advised, and Broker(s) recommends, that Buyer have the Property inspected for the existence of such conditions and organisms, and conditions that may lead to their formation. Not all inspectors are licensed and licenses are not available for all types of inspection activities. Buyer is also advised to consult with appropriate experts regarding this topic during Buyer's inspection contingency period. Brokers do not have expertise in this area. Broker recommends that Buyer and Seller read the booklets titled, "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants," and "Protect Your Family From Lead In Your Home."
- 6. EPA's LEAD-BASED PAINT RENOVATION, REPAIR AND PAINTING RULE: The new rule requires that contractors and maintenance professionals working in pre-1978 housing, child care facilities, and schools with lead-based paint be certified; that their employees be trained; and that they follow protective work practice standards. The rule applies to renovation, repair, or painting activities affecting more than six square feet of lead-based paint in a room or more than 20 square feet of lead-based paint on the exterior. Enforcement of the rule begins October 1, 2010. See the EPA website at www.epa.gov/lead for more information. Buyer and Seller are advised to consult an appropriate professional.

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- Date: 7. FORMALDEHYDE: Formaldehyde is a substance known to the State of California to cause cancer. Exposure to formaldehyde may be caused by materials used in the construction of homes. The United States Environmental Protection Agency, the California Air Resources Board, and other agencies have measured the presence of formaldehyde in the indoor air of select homes in California. Levels of formaldehyde that present a significant cancer risk have been measured in most homes that were tested. Formaldehyde is present in the air because it is emitted by a variety of building materials and home products used in construction. The materials include carpeting, pressed wood products, insulation, plastics, and glues. Most homes that have been tested elsewhere do contain formaldehyde, although the concentrations vary from home to home with no obvious explanation for the differences. One of the problems is that many suppliers of building materials and home products do not provide information on chemical ingredients to builders. Buyers may have further questions about these issues. Buyer is advised to consult with appropriate experts regarding this topic during Buyer's investigation period. Brokers do not have expertise in this area. Broker(s) recommend that Buyer and Seller read the booklet titled "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants."
- 8. MOLD: Buyer and Seller are advised that the presence of certain kinds of mold, fungi, mildew and other organisms, sometimes referred to as "toxic mold" (collectively "Mold"), may adversely affect the Property and the health of individuals who live on or work at the Property as well as pets. Mold does not affect all people the same way, and may not affect some people at all. Mold may be caused by water leaks or other sources of moisture such as, but not limited to, flooding, and leaks in windows, pipes and roof. Seller is advised to disclose the existence of any such conditions of which he or she is aware. Buyer should carefully review all of Seller's disclosures for any indication that any of these conditions exist. It is, however, possible that Mold may be hidden and that Seller is completely unaware of its existence. In addition, Mold is often undetectable from a visual inspection, a professional general property inspection and even a structural pest control inspection. Brokers do not have expertise in this area. If Buyer wants further information, Broker recommends that Buyer have the Property tested for Mold by an environmental hygienist or other appropriate professional during Buyer's inspection contingency period. Not all inspectors are licensed and licenses are not available for all types of inspection activities.
- 9. WATER INTRUSION: Buyer and Seller are advised that many homes suffer from water intrusion or leakage. The causes of water intrusion are varied, and can include defective construction, faulty grading, deterioration of building materials and absence of waterproof barriers. Water intrusion can cause serious damage to the Property. This damage can consist of wood rot, mold, mildew and even damage to the structural integrity of the Property. The cost of repairing and remediating water intrusion damage and its causes can be very significant. The existence and cause of water intrusion is often difficult to detect. Because you, your Broker or a general home inspector cannot visually observe any effects of water intrusion, Buyer and Seller should not assume that such intrusion does not exist. Broker recommends that Buyer have the Property inspected for water intrusion by an appropriate professional. Brokers do not have expertise in this area.
- 10. SEPTIC SYSTEMS: Buyer and Seller are advised that a property may be served by one or more septic systems even though adjoining properties are connected to a sewer line. Buyer and Seller are also advised that some septic tanks and systems may have been abandoned or have leaked into ground water sources. Buyer is advised to contact the appropriate government agency to verify that the Property is connected to a sewer or served by a septic system. If the Property is served by a septic system, it may consist of a septic tank, cesspool, pits, leach lines or a combination of such mechanisms ("collectively, System"). No representation or warranty is made by Seller or Broker concerning the condition, operability, size, capacity or future expansion of a System, nor whether a System is adequate for use by the intended occupants of the Property. A change in the number of occupants or the quantity, composition or methods of depositing waste may affect the efficiency of the System. In addition, the amount of rainfall and ground water table may also affect the efficiency of the System. Many factors including, but not limited to, natural forces, age, deterioration of materials and the load imposed on a System can cause the System to fail at any time. Broker recommends that Buyer obtain an independent evaluation of any System by a qualified sanitation professional during Buyer's inspection contingency period. Brokers do not have expertise in this area. Buyer should consult with their sanitation professional to determine if their report includes the tank only, or other additional components of the System such as pits and leach fields. Not all inspectors are licensed and licenses are not available for all types of inspection activities. In some cases, Buyer's lender as well as local government agencies may require System inspection. System-related maintenance costs may include, but not be limited to, locating pumping or providing outlets to ground level. Brokers are unable to advise Buyer or Seller regarding System-related issues or associated costs, which may be significant. If Buyer and Seller agree to obtain a System inspection, Buyer and Seller are cautioned that the inspection cost may include, but not be limited to, the costs of locating, pumping or providing outlets to ground level.

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Property Address: 650 Quilalang Ct	, Chula Vista	CA	91911
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- 11. WELL AND WATER SYSTEM(S): Buyer and Seller are advised that the Property may be served by one or more water wells, springs, or private community or public water systems. Any of these private or public water systems may contain bacteria, chemicals, minerals and metals, such as chromium. Well(s) may have been abandoned on the Property. Buyer is advised to have both the quality and the quantity of water evaluated, and to obtain an analysis of the quality of any domestic and agricultural water in use, or to be used at the Property, from whatever source. Water quality tests can include not only tests for bacteria, such as coliform, but also tests for organic and inorganic chemicals, metals, mineral content and gross alpha testing for radioactivity. Broker recommends that Buyer consult with a licensed, qualified well and pump company and local government agency to determine whether any well/spring or water system will adequately serve Buyer's intended use and that Buyer have a well consultant perform an extended well output test for this purpose. Water well or spring capacity, quantity output and quality may change at any time. There are no guarantees as to the future water quality, quantity or duration of any well or spring. If Buyer wants further information, Broker(s) recommend that Buyer obtain an inspection of the condition, age, adequacy and performance of all components of the well/spring and any water system during Buyer's inspection contingency period. Brokers do not have expertise in this area.
- 12. WOOD DESTROYING PESTS: Buyer and Seller are advised that the presence of, or conditions likely to lead to the presence of infestation or infection of wood destroying pests and organisms may adversely affect the Property. Inspection reports covering these items can be separated into two sections: Section 1 identifies areas where infestation or infection is evident. Section 2 identifies areas where there are conditions likely to lead to infestation or infection. Brokers do not have expertise in this area. If Buyer wants further information, Buyer is advised and Broker recommends that Buyer have the Property inspected for the existence of such conditions and organisms, and conditions that may lead to their formation, by a registered structural pest control company during Buyer's inspection contingency period.
- 13. EASEMENTS, ACCESS AND ENCROACHMENTS: Buyer and Seller are advised that confirming the exact location of easements, shared or private driveways or roadways, and encroachments on or to the Property may be possible only by conducting a survey. There may be unrecorded easements, access rights, encroachments and other agreements affecting the Property that may not be disclosed by a survey. Representations regarding these items that are made in a Multiple Listing Service or advertisements, or plotted by a title company are often approximations, or based upon inaccurate or incomplete records. Unless otherwise specified by Broker in writing, Brokers have not verified any such matters or any representations made by Seller(s) or others. If Buyer wants further information, Buyer is advised and Broker(s) recommend that Buyer hire a licensed surveyor during Buyer's inspection contingency period. Brokers do not have expertise in this area.
- 14. EARTHQUAKE FAULT ZONES AND SEISMIC HAZARD ZONES: Buyer and Seller are advised that California Public Resources Code Sections 2622 and 2696 require the delineation and mapping of "Earthquake Fault Zones" along known active faults and "Seismic Hazard Zones" in California. Affected cities and counties must regulate certain development projects within these zones. Construction or development on affected properties may be subject to the findings of a geological report prepared by a registered California geologist. Generally, Seller must disclose if the Property is in such a zone and can use a research company to aid in the process. If Buyer wants further information, Broker recommends that, during Buyer's inspection contingency period, Buyer make independent inquiries with such research companies or with appropriate government agencies concerning the use and improvement of the Property. Brokers do not have expertise in this area. Buyer is advised that there is a potential for earthquakes and seismic hazards even outside designated zones.
- 15. FIRE HAZARDS: Buyer and Seller are advised that fires annually cause the destruction of thousands of homes. Due to varied climate and topography, certain areas have higher risks of fires than others. Certain types of materials used in home construction create a greater risk of fire than others. If the Property is located within a State Fire Responsibility Area or a Very High Fire Hazard Zone, generally Seller must disclose that fact to Buyer under California Public Resources Code Section 4136 and California Government Code Sections 51178 and 51183.5, and may use a research company to aid in the process. Owners of property may be assessed a fire prevention fee of up to \$150.00 per structure on each parcel in such zones. The fee may be adjusted annually commencing July1, 2013. If Buyer wants further information, Broker recommends that, during Buyer's inspection contingency period, Buyer contact the local fire department and Buyer's insurance agent regarding the risk of fire. Brokers do not have expertise in this area. Buyer is advised that there is a potential for fires even outside designated zones.

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Property Address: 650 Quilalang Ct,	Chula Vista. CA 91911
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16. FLOOD HAZARDS: Buyer and Seller are advised that if the Property is located within a Special Flood Hazard Area, as designated by the Federal Emergency Management Agency (FEMA), or an area of Potential Flooding pursuant to California Government Code Section 8589.3, generally Seller must disclose this fact to Buyer and may use a research company to aid in the process. The National Flood Insurance Program was established to identify all flood plain areas and establish flood-risk zones within those areas. The program mandates flood insurance for properties within high-risk zones if loans are obtained from a federally-regulated financial institution or are insured by any agency of the United States Government. The extent of coverage and costs may vary. If Buyer wants further information, Broker(s) recommend that Buyer consult his or her lender and/or insurance agent during Buyer's inspection contingency period. Brokers do not have expertise in this area. Buyer is advised that there is a potential for flooding even outside designated zones.

- 17. ZONE MAPS MAY CHANGE: Maps that designate, among other things, Earthquake Fault Zones, Seismic Hazard Zones, State Fire Responsibility Areas, Very High Fire Hazard Zones, Special Flood Hazard Areas, and Potential Flooding Areas are occasionally redrawn by the applicable Government Agency. Properties that are currently designated in a specified zone or area could be removed and properties that are not now designated in a specified zone or area could be placed in one or more such zones or areas in the future. A property owner may dispute a FEMA flood hazard location by submitting an application to FEMA.
- 18. BUILDING PERMITS, ZONING AND CODE COMPLIANCE: Buyer and Seller are advised that any structure on the Property, including the original structure and any addition, modification, remodel or improvement may have been built without permits, not according to building codes, or in violation of zoning laws. Further, even if such structure was built according to the then-existing code or zoning requirement, it may not be in compliance with current building standards or local zoning. It is also possible that local law may not permit structures that now exist to be rebuilt in the event of damage or destruction. Buyer is advised to check with appropriate government agencies or third party professionals to verify permits and legal requirements and the effect of such requirements on current and future use of the Property, its development and size. If Buyer wants further information, Broker(s) recommend that Buyer discuss the issue with an appropriate professional during Buyer's inspection contingency period. Brokers do not have expertise in this area.
- 19. VIEWS: Buyer and Seller are advised that present views from the Property may be affected by future development or growth of trees and vegetation on adjacent properties and any other property within the line of sight of the Property. Brokers make no representation regarding the preservation of existing views. If Buyer wants further information, Broker(s) recommend that Buyer review covenants, conditions and restrictions, if any, and contact neighboring property owners, government agencies and homeowner associations, if any, during Buyer's inspection contingency period. Brokers do not have expertise in this area.
- 20. FUTURE REPAIRS, REPLACEMENTS AND REMODELS: Buyer and Seller are advised that replacement or repairs of certain systems or rebuilding or remodeling of all or a portion of the Property may trigger requirements that homeowners comply with laws and regulations that either come into effect after Close of Escrow or are not required to be complied with until the replacement, repair, rebuild or remodel has occurred. Permit or code requirements or building standards may change after Close of Escrow, resulting in increasing costs to repair existing features. In particular, changes to state and federal energy efficiency regulations impact the installation, replacement and some repairs of heating and air conditioning units (HVAC). Federal regulations now require manufacturers of HVAC units to produce only units meeting a new higher Seasonal Energy Efficiency Rating (SEER). This will likely impact repairs and replacements of existing HVAC units. State regulations now require that when installing or replacing HVAC units, with some exceptions, duct work must be tested for leaks. Duct work leaking more than 15 percent must be repaired to reduce leaks. The average existing duct work typically leaks 30 percent. More information is available at the California Energy Commission's website http://www.energy.ca.gov/title24/changeout. Home warranty policies may not cover such inspections or repairs. If Buyer wants further information, Broker recommends that Buyer discuss the issue with an appropriate professional during Buyer's inspection contingency period. Brokers do not have expertise in this area.
- 21. GOLF COURSE DISCLOSURES: Buyer and Seller are advised that if the Property is located adjacent to or near a golf course the following may apply: (i) Stray golf balls Any residence near a golf course may be affected by errant golf balls, resulting in personal injury or destruction to property. Golfers may attempt to trespass on adjacent property to retrieve golf balls even though the project restrictions may expressly prohibit such retrieval. (ii) Noise and lighting The noise of lawn mowers irrigation systems and utility vehicles may create disturbances to homeowners. Maintenance operations may occur in the early morning hours. Residents living near the clubhouse may be affected by extra lighting, noise, and traffic. (iii) Pesticides and fertilizer use A golf course may be heavily fertilized, as well as subjected to other chemicals during certain periods of the year. (iv) Irrigation system -Golf course sprinkler systems may cause water overspray upon adjacent property and structures. Also the irrigation system of a golf course may use reclaimed and retreated wastewater. (v) Golf carts Certain lots may be affected more than others by the use of golf carts. Lots adjacent to a tee or putting green may be subject to noise disturbances and loss of privacy. (vi) Access to golf course from residences It is likely that most

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Property Address: 650 Quilalang Ct,	, Chula Vista, CA 91911
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residences will not have direct access from their lots to the golf course. The project restrictions may disclaim any right of access or other easements from a resident's lot onto the golf course. (vii) View obstruction - Residents living near a golf course may have their views over the golf course impacted by maturing trees and landscaping or by changes to the course's configuration. (viii) Water restrictions - As some municipalities face water shortages, the continued availability of water to the golf course may be restricted or otherwise reduced by the local water agency. If Buyer wants further information, Broker(s) recommend that Buyer contact the local water agency regarding this matter.

- 22. SCHOOLS: Buyer and Seller are advised that children living in the Property may not, for numerous reasons, be permitted to attend the school nearest the Property. Various factors including, but not limited to, open enrollment policies, busing, overcrowding and class size reductions may affect which public school serves the Property. School district boundaries are subject to change. Buyer is advised to verify whether the Property is now, and at the Close of Escrow will be, in the school district Buyer understands it to be in and whether residing in the Property entitles a person to attend any specific school in which that Buyer is interested. Broker(s) recommend that Buyer contact the local school or school district for additional information during Buyer's inspection contingency period. Brokers do not have expertise in this area.
- 23. NEIGHBORHOOD NOISE SOURCES: Buyer and Seller are advised that even if the Property is not in an identified airport noise influence area, the Property may still be subject to noise and air disturbances resulting from airplanes and other aircraft, commercial or military or both, flying overhead. Other common sources of noise include nearby commercial districts, schools, traffic on streets, highways and freeways, trains and general neighborhood noise from people, dogs and other animals. Noise levels and types of noise that bother one person may be acceptable to others. Buyer is advised to satisfy him/herself with regard to any sources of and amounts of noise at different times of day and night. Brokers do not have expertise in this area.
- 24. PETS AND ANIMALS: Buyer and Seller are advised that the current or previous owner(s)may have had domesticated or other pets and animals at the Property. Odors from animal urine or other contamination may be dormant for long periods of time and then become active because of heat, humidity or other factors and might not be eliminated by cleaning or replacing carpets or other cleaning methods. Pet urine and feces can also damage hardwood floors and other floor coverings. Additionally, an animal may have had fleas, ticks and other pests that remain on the Property after the animal has been removed. If Buyer wants further information, Broker(s) recommend that Buyer discuss the issue with an appropriate professional during Buyer's inspection contingency period. Brokers do not have expertise in this area.
- 25. SWIMMING POOL, SECURITY AND SAFETY: Buyer and Seller are advised that state and local Law may require the installation of barriers, anti-entrapment grates, access alarms, self-latching mechanisms and/or other measures to decrease the risk to children and other persons of existing swimming pools and hot tubs, as well as various fire safety and other measures concerning other features of the Property. Compliance requirements differ from city to city and county to county. Unless specifically agreed, the Property may not be in compliance with these requirements. Brokers do not have expertise in this area. If Buyer wants further information, Broker(s) recommend that Buyer contact local government agencies about these restrictions and other requirements.
- 26. RETROFIT, BUILDING REQUIREMENTS, AND POINT OF SALE REQUIREMENTS: Buyer and Seller are advised that state and local Law may require (i) the installation of operable smoke detectors, (ii) bracing or strapping of water heaters, and (iii) upon sale completion of a corresponding written statement of compliance that is delivered to Buyer. Although not a point of sale or retrofit obligation, state law may require the property to have operable carbon monoxide detection devices. Additionally, some city and county governments may impose additional retrofit standards at time of sale including, but not limited to, installing low-flow toilets and showerheads, gas shut-off valves, and tempered glass. Brokers do not have expertise in this area. Broker(s) recommend that Buyer and Seller consult with the appropriate government agencies, inspectors, and other professionals to determine the retrofit standards for the Property, the extent to which the Property complies with such standards, and the costs, if any, of compliance.
- 27. WATER SHORTAGES AND CONSERVATION: Buyer and Seller are advised that the Property may be located in an area that could experience water shortages. The policies of local water districts and the city or county in which the Property is located can result in the occurrence of any or all of the following: (i) limitations on the amount of water available to the Property, (ii) restrictions on the use of water, and (iii) an increasingly graduated cost per unit of water use, including, but not limited to, penalties for excess usage. For further information, Broker recommends that Buyer contact the supplier of water to the Property regarding the supplier's current or anticipated policies on water usage and to determine the extent to which those policies may affect Buyer's intended use of the Property. If the Property is serviced by a private well, Buyer is advised that drought conditions and/or a low water table may make it necessary to arrange, through a private supplier, for delivery of water to the Property. Buyers should contact water truck companies for the costs involved. Brokers do not have expertise in this area.

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- 28. NEIGHBORHOOD, AREA, PERSONAL FACTORS, HIGH SPEED RAILS, AND SMOKING RESTRICTIONS: Buyer and Seller are advised that the following may affect the Property or Buyer's intended use of it: neighborhood or area conditions, including schools, proximity and adequacy of law enforcement, crime, fire protection, other government services, availability, adequacy and cost of any speed-wired, wireless internet connections or other telecommunications or other technology services and installations, proximity to medical marijuana growing or distribution locations, cell phone towers, manufacturing, commercial, industrial, airport or agricultural activities or military ordnance locations, existing and proposed transportation, construction, and development, any other source that may affect noise, view, traffic, or odor, wild and domestic animals, susceptibility to tsunami and adequacy of tsunami warnings, other nuisances, hazards, or circumstances, protected species, wetland properties, botanical diseases, historic or other governmentally-protected sites or improvements, cemeteries, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of Buyer. California is potentially moving toward high speed rail service between Northern and Southern California. This rail line could have an impact on the Property if it is located nearby. More information on the timing of the project and routes is available from the California High-Speed Rail Authority at http://cahighspeedrail.ca.gov. The State of California has long-standing no smoking laws in place restricting smoking in most business and some public spaces. Local jurisdictions may enact laws that are more restrictive than state law. Many California cities have enacted restrictions on smoking in parks, public sidewalks, beaches and shopping areas. Some jurisdictions have restrictions entirely banning smoking inside privately owned apartments and condominiums as well as in the common areas of such structures, or limiting smoking to certain designated areas. If Buyer wants further information, Broker(s) recommend that Buyer contact local government agencies about these restrictions.
- 29. UNDERGROUND PIPELINES AND UTILITIES: Throughout California underground pipelines transport natural gas, liquid fuel and other potentially hazardous materials. These pipelines may or may not provide utility services to the Property. Information about the location of some of the pipelines may be available from a company that also provides disclosures of natural and other hazards or from other sources of public maps or records. Proximity to underground pipelines, in and of itself, does not affirmatively establish the risk or safety of the property. If Buyer wants further information about these underground pipelines and utilities, Buyer is advised to consult with appropriate experts during Buyer's investigation contingency period. Brokers do not have expertise in this area.
- 30. MARIJUANA AND METHAMPHETAMINE LABS: Buyer and Seller are advised that California law permits individual patients to cultivate, possess and use marijuana for medical purposes. Furthermore, California law permits primary caregivers, lawfully organized cooperatives, and collectives to cultivate, distribute and possess marijuana for medicinal purposes. California's medical marijuana law is in direct conflict with federal law which recognizes no lawful use for marijuana and has no exemptions for medical use. Federal criminal penalties, some of which mandate prison time, remain in effect for the possession, cultivation and distribution of marijuana. Buyer and Seller are strongly advised to seek legal counsel as to the legal risks and issues surrounding owning or purchasing a property where medical or any other marijuana activity is taking place. Marijuana storage, cultivation and processing carry the risk of causing mold, fungus or moisture damage to a property, additionally, some properties where marijuana has been cultivated have had alterations to the structure or the electrical system which may not have been done to code or with permits and may affect the safety of the structure or the safe operation of the electrical system. Buyer is strongly advised to retain an environmental hygienist contractor and other appropriate professionals to inspect a property where medical or any other marijuana activity has taken place. Broker recommends that Buyer and Seller involved with a property where there is medical marijuana activity or where it may take place review the California Attorney General's Guidelines for the "Security and Non-Diversion of Marijuana Grown for Medical Use" (http://ag.ca.gov/cms\_attachments/press/pdfs/n1601\_ medicalmanijuanaguidelines.pdf) and the U.S. Department of Justice memo regarding marijuana prosecutions at http://www. justice.gov.opa/documents/medical-marijuana.pdf. Brokers do not have expertise in this area. While no state law permits the private production of methamphetamine, some properties have been the site of an illegal methamphetamine laboratory. State law imposes an obligation to notify occupants, a ban on occupying the property and clean up requirements when authorities identify a property as being contaminated by methamphetamine. Buyer is advised that a property where methamphetamine has been produced may pose a very serious health risk to occupants. Buyer is strongly advised to retain an environmental hygienist contractor or other appropriate professionals to inspect the property if methamphetamine production is suspected to have taken place. Brokers do not have expertise in this area.
- 31. INSURANCE AND TITLE INSURANCE AFTER FORECLOSURE: Buyer and Seller are advised that Buyer may have difficulty obtaining insurance regarding the Property if there has been a prior insurance claim affecting the Property or made by Buyer but unrelated to the Property. Seller is required by C.A.R. Form RPA to disclose known insurance claims made during the past five years (C.A.R. Form SPQ or SSD). Sellers may not be aware of claims prior to their ownership. If Buyer wants further information, Broker(s) recommend that, during Buyer's inspection contingency period, Buyer conduct tain

his of her own investigation for past claims. Buyer may ne	ed to obtain Seller's consent	in order to have acce	ess to cert
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Property Address: 650 Quilalang Ct, Chula Vista, CA 91911	Date:	425-15
Investigation reports. If the Property is a condominium, or is located in a planned unit of subdivision, Buyer and Seller are advised to determine if the individual unit is covered by the Broker(s) recommend that Buyer consult Buyer's insurance agents during Buyer's inspection need, availability and possibility of securing any and all forms of other insurance or coverage of a requirement of issuing insurance. If Buyer does any repairs to the property during the exprior to Close of Escrow or Seller remains in possession after Close of Escrow, whether for Broker(s) recommend that Buyer and Seller each consult with their own insurance agent regaprotect them in the transaction (including but not limited to: personal property, flood, earthque Seller are advised that traditional title insurance generally protects Buyer's title acquired through insurance policies, as do all insurance policies, contain some exclusions, some title insurance liability arising from a previous foreclosure. This can occur when a short sale has occur proceeded with a foreclosure. Buyer is strongly advised to consult with a title insurer to seprovided adequately protects their title to the property against other possible claimants. Broket 32. CALIFORNIA FAIR PLAN: Buyer and Seller are advised that insurance for certain hill may be available only from the California Fair Plan. This may increase the cost of insurance be limited. Broker(s) recommend that Buyer consult with Buyer's own insurance may be limited. Broker(s) recommend that Buyer consult with Buyer's own insurance may be limited.	levelopment or the Homeowner on contingency or any condition crow period or E or a limited or e arding insurance rake, umbrella a gh the sale of the nce policies cor ed but the lend atisfy themselve ers do not have lside, oceanfror nce for such prince	other common interest Association Insurance. period to determine the simposed by insurer as Buyer takes possession attended period of time, e or coverage that could and renter's). Buyer and e property. While all title attain exclusions for any er mistakenly has also es that the policy to be expertise in this area. In and brush properties operties and coverage and Buyer's inspection.
contingency period regarding the availability of coverage under the California Fair Plan a processing of a California Fair Plan application. Brokers do not have expertise in this area.	and the length	of time it may take for
33. HISTORICAL DESIGNATION, COASTAL COMMISSION, ARCHITECTURAL, LANDS SPACE AND OTHER RESTRICTIONS ON BUILDINGS OR IMPROVEMENTS: Buyer and Sec. (i) designated as a historical landmark, (ii) protected by a historical conservancy, (iii) subject to process, (iv) within the jurisdiction of the California Coastal Commission or other government preserving use of all or part of the Property for agriculture or open space. If the Property is so desuch, or similar, government agency, then there may be restrictions on Buyer's ability to diandscaping, remodel, make improvements to and build on or rebuild the Property. Broker(s) reduring Buyer's inspection contingency period if any of these issues are of concern to Buyer. Broker	SCAPE, AGRIC Seller are advise to an architectura nt agency, or (vesignated or with develop, remove commend that E ers do not have e	d that the Property may all or landscaping review v) subject to a contract in the jurisdiction of any e or trim trees or other Buyer satisfy him/herself expertise in this area.
34. 1915 IMPROVEMENT BOND MELLO-ROOS COMMUNITY DISTRICT, AND OTHER A Seller are advised that the Property may be subject to an improvement bond assessment under the of a special tax pursuant to a Mello-Roos Community Facilities district, and/or a contractual assessment Streets And Highways Code or other assessment districts. Seller is generally required to make notice from any local agency collecting such taxes and deliver such notice to Buyers. Brokers do not	ASSESSMENT I ne Improvement I sment as provida a a good faith effi	DISTRICTS: Buyer and Bond Act of 1915, a levy ed in Section 5898.24 of out to obtain a disclosure
35. HOMEOWNER ASSOCIATIONS AND COVENANTS, CONDITIONS AND RESTI STATIONS: Buyer and Seller are advised that if the Property is a condominium, or located common interest subdivision, there are typically restrictions on use of the Property and rules are commonly found in Declarations and other governing documents. Further there is (HOA) that has the authority to affect the Property and its use. Whether or not there is a HO CC&Rs restricting use of the Property. The HOA typically has the authority to enforce the rule payments (both regular monthly dues and special assessments) to provide for the upkeep are and enforce the rules and assessment obligations. If you fail to abide by the rules or pay monical lien against your Property. Additionally, if an electric vehicle charging station is installed in common area, each Seller whose parking space is on or near that charging station must discide have the responsibilities set forth in California Civil Code §1353.9. The law requires the Selle and other governing documents, as well as a copy of the HOA's current financial statement documents. Buyer is advised to carefully review all HOA documents provided by Seller and the regarding the use and restrictions of the Property, the amount of monthly dues and/or assocurrent and past insurance coverage and claims, and the possibility of any legal action that mat HOA may not have insurance or may not cover personal property belonging to the owner of interest or planned unit development. See paragraph 31 for further information regarding insurpressions of planned unit development. See paragraph 31 for further information. Broken 36. LEGAL ACTION: Buyer and Seller are advised that if Seller or a previous owner was	RICTIONS ("C in a planned untitat must be foll likely to be a hoad, the Property as of the associated maintenance as owed to the in a common and ose its existence or to provide the int and operating a CC&Rs, if any is essments, the lay be taken by o the unit in the curance. See C.As do not have e involved in a le	C&Rs"); CHARGING it development, or in a lowed. Restrictions and omeowner association may still be subject to ation, assess monetary of the common areas, HOA, the HOA may put as or an exclusive use and that the Buyer will Buyer with the CC&Rs to budget, among other, and satisfy him/herself adequacy of reserves, a regainst the HOA. The condominium, common a.R.'s Common Interest expertise in this area.
arbitration) affecting the Property, Buyer should obtain and review public and other available determine: (i) whether the legal action or any resolution of it affects Buyer and the Properticulated in the legal action or any resolution of it affects Buyer and the Properticulated in the legal action or any resolution of it affects Buyer and the Properticulated in the legal action or any resolution of it affects Buyer and the Properticulated in the legal action or any resolution of it affects Buyer and the Properticulated in the legal action or any resolution of it affects Buyer and the Properticulated in the legal action or any resolution of it affects Buyer and the Properticulated in the legal action or any resolution of it affects Buyer and the Properticulated in the legal action or any resolution of it affects Buyer and the Properticulated in the legal action or any resolution of it affects Buyer and the Properticulated in the legal action or any resolution of it affects Buyer and the Properticulated in the legal action or any resolution of its affects Buyer and the Properticulated in the legal action or any resolution of its affects Buyer and the Properticulated in the legal action or any resolution of its affects Buyer and the Properticulated in the legal action of the legal action or any resolution of its affects Buyer and the legal action of the legal action of the legal action or any resolution of its affects Buyer and the legal action of the legal action	e records regan	ding the legal action to

involved in the legal action survive the legal action or have been terminated or waived as a result of the legal action, whether or not involving the same issue as in the legal action, and (iii) if any recommendations or requirements resulting from the legal action have been fulfilled and, if so, that Buyer is satisfied with any such action. Buyer should seek legal advice regarding these matters.

- 37. COMMUNITY ENHANCEMENT AND PRIVATE TRANSFER FEES: Buyer and Seller are advised that some areas or communities may have enhancement fees or user-type fees, or private transfer taxes and fees, over and above any stated fees. The Federal Housing Finance Agency has issued a rule that prohibits Fannie Mae and Freddie Mac from purchasing loans made on properties with private transfer fees if those fees were established on or after February 8, 2011. See title 12 Code of Federal Regulations Section 1228 for more information and exceptions. Private transfer fees: (i) may last for a fixed period of time or in perpetuity, (ii) are typically calculated as a percentage of the sales price, and (iii) may have private parties, charitable organizations or interest-based groups as their recipients who may use the funds for social issues unrelated to the property. Brokers do not have expertise in this area.
- 38. GENERAL RECALL/DEFECTIVE PRODUCT/CLASS ACTION INFORMATION: Buyer and Seller are advised that government entities and manufacturers may at any time issue recall notices and/or warnings about products that may be present in the Property, and that these notices or warnings can change. The following nonexclusive, non-exhaustive list contains examples of recalled/defective products/class action information: horizontal furnaces, Whirlpool Microwave Hood Combination; RE-ConBuilding products roof tiles; Central Sprinkler Company Fire Sprinklers; Robert Shaw Water Heater Gas Control Valves; Trex Decking; water heaters; aluminum wiring; galvanized, abs, polybutylene and copper pipe; and dry wall manufactured in China. There is no single, all-inclusive source of information on product recalls, defective products or class actions; however, the U.S. Consumer Product Safety Commission (CPSC) maintains a website that contains useful information. If Buyer wants further information regarding the items listed above, Broker(s) recommend that Buyer review the CPSC website at <a href="http://www.cpsc.gov">http://www.cpsc.gov</a> during Buyer's inspection contingency period. Another source affiliated with the CPSC is Saferproducts.gov which allows a Buyer to search by product type or product name. Buyers may also search using the various search engines on the Internet for the specified product or products in question. Brokers recommend that Buyers satisfy themselves regarding recalled or defective products. Brokers do not have expertise in this area and Brokers will not determine if any aspect of the Property is subject to a recall or is affected by a class action lawsuit.
- 39. RENTAL PROPERTY RESTRICTIONS: Buyer and Seller are advised that some cities and counties impose restrictions that limit the rent that can be charged to a tenant, the maximum number of tenants who can occupy the property and the right of a landlord to terminate a tenancy and the costs to do so. If Buyer wants further information, Broker(s) recommend that Buyer investigate the issue with an appropriate government authority during Buyer's inspection contingency period. Brokers do not have expertise in this area.
- 40. LAND LEASE: Buyer and Seller are advised that certain developments are built on leased land. This means that: (i) Buyer does not own the land, (ii) the right to occupy the land will terminate at some point in time, (iii) the cost to lease the land may increase at some point in the future, and (iv) Buyer may not be able to obtain title insurance or may have to obtain a different type of title insurance. If Buyer wants further information, Broker recommends that Buyer discuss the issue with an attorney or other appropriate professional. Brokers do not have expertise in this area.
- 41. HOME WARRANTY: Buyer and Seller are advised that Buyer and Seller can purchase home warranty plans covering certain standard systems of the Property both before and after Close of Escrow. Seller can obtain coverage for the Property during the listing period. For an additional premium, an upgraded policy providing additional coverage for air conditioning, pool and spa and other features can be purchased. Home warranties do not cover every aspect of the Property and may not cover inspections or upgrades for repairs required by state or federal laws or pre-existing conditions. Broker(s) recommend that Buyer review the policy for details. Brokers do not have expertise in this area.
- 42. INTERNET ADVERTISING; INTERNET BLOGS; SOCIAL MEDIA: Buyer and Seller are advised that Broker may employ a service to provide a "virtual tour" or Internet marketing of the Property, permitting potential buyers to view the Property over the Internet. Neither the service provider nor Brokers have control over who will obtain access to such services or what action such persons might take. Additionally, some Internet sites and other social media provide formats for comments or opinions of value of properties that are for sale. Information on the Property, or its owner, neighborhood, or any homeowner association having governance over the Property may be found on the internet on individual or commercial web sites, blogs, Facebook pages, or other social media. Any such information may be accurate, speculative, truthful or lies. Broker will not investigate any such sites, blogs, social media or other internet sites or the representations contained therein. Buyer is advised to make an independent search of electronic media and online sources prior to removing any investigation contingency. Buyer and Seller are advised that Brokers have no control over how long the information concerning the Property will be available on the Internet or through social media. Brokers do not have expertise in this area.
- 43. ESCROW FUNDS: Buyer and Seller are advised that California Insurance Code Section 12413.1 provides that escrow companies cannot disburse funds unless there are sufficient "good funds" to cover the disbursement. "Good funds" are defined as cash, wire transfers and cashiers' or certified checks drawn on California depositories. Escrow companies vary in their own definitions of "good funds." Broker(s) recommend that Buyer and Seller ask the escrow company regarding its treatment of "good funds." All samples and out-of-state checks are subject to waiting periods and do not constitute "good funds" until the money is physically transferred to and received by the escrow holder. Brokers do not have expertise in the area.

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Property Address: 650 Quilalang Ct, Chula Vista, CA 91	911
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\_ Date: \_ 5-25-15

44. NOTICE OF YOUR "SUPPLEMENTAL" PROPERTY TAX BILL: Buyer and Seller are advised that pursuant to Civil Code § 1102.6(c), Seller, or his or her agent, is required to provide the following "Notice of Your 'Supplemental' Property Tax Bill" to the Buyer:

"California property tax law requires the Assessor to revalue real property at the time the ownership of property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes.

The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax responsibility payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your to pay these supplemental bills directly to the Tax Collector. If you have any questions concerning this matter, please call your Tax Collector's Office."

Although the notice refers to loan closing as a trigger, it is actually the change of ownership which triggers this reassessment of property taxes. Therefore, the Property can be reassessed even if there is no loan involved in the purchase of the Property. The Purchase Agreement may allocate supplemental tax bills received after the Close of Escrow to the Buyer. If Buyer wants further information concerning these matters, Broker(s) recommend that Buyer discuss the issue with the County Assessor or Tax Collector or their own tax or legal advisor. Brokers do not have expertise in this area.

- 45. NON CONFIDENTIALITY OF OFFERS: Buyer is advised that Seller or Listing Agent may disclose the existence, terms, or conditions of Buyer's offer, unless all parties and their agent have signed a written confidentiality agreement (such as C.A.R. Form CND). Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the Listing Agent's marketing strategy and the instructions of the Seller.
- 46. FIRPTA/CALIFORNIA WITHHOLDING: Buyer and Seller are advised that: (i) Internal Revenue Code Section 1445 requires a Buyer to withhold and to remit to the Internal Revenue Service 10% of the purchase price of the property if the Seller is a non-resident alien, unless an express exemption applies. Seller may avoid withholding by providing Buyer a statement of non-foreign status. The statement must be signed by Seller under penalty of perjury and must include Seller's tax identification number. Buyer can also avoid having to withhold Federal taxes from Seller's Proceeds if the property price is \$300,000 or less, and the Buyer signs an affidavit stating Buyer intends to occupy the property as a principal residence. (ii) California Revenue and Taxation Code Section 18662 requires that a Buyer withhold and remit to the California Franchise Tax Board 3 1/3% of the purchase price of the property unless the Seller signs an affidavit that the property was the Seller's (or the decedent's, if a trust or probate sale) principal residence or that the sales price is \$100,000 or less or another express exemption applies. Exemptions from withholding also apply to legal entities such as corporations, LLCs, and partnerships. Brokers cannot give tax or legal advice. Broker recommends that Buyer and Seller seek advice from a CPA, attorney or taxing authority. Brokers do not have expertise in this area.
- 47. LIQUIDATED DAMAGES: Buyer and Seller are advised that a liquidated damages clause is a provision Buyer and Seller can use to agree in advance to the amount of damages that a seller will receive if a buyer breaches the Agreement. The clause usually provides that a seller will retain a buyer's initial deposit paid if a buyer breaches the agreement, and generally must be separately initialed by both parties and meet other statutory requirements to be enforceable. For any additional deposits to be covered by the liquidated damages clause, there generally must be another separately signed or initialed agreement (see C.A.R. Form RID). However, if the Property contains from 1 to 4 units, one of which a buyer intends to occupy, California Civil Code Section 1675 limits the amount of the deposit subject to liquidated damages to 3% of the purchase price. Even though both parties have agreed to a liquidated damages clause, an escrow company will usually require either a judge's or arbitrator's decision or instructions signed by both parties in order to release a buyer's deposit to a seller. Buyers and Sellers must decide on their own, or with the advice of legal counsel, whether to agree to a liquidated damages clause. Brokers do not have expertise in this area.

Buyer's Initials () (	
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Seller's Initials ( MW ) ( Reviewed by \_\_\_\_\_ Date



Property Address: 650 Quilalang Ct, Chula Vista, CA 91911	Date:	5-25-15
48. MEDIATION: Buyer and Seller are advised that mediation is a process by which facilitate discussion and negotiation between the parties with the goal of helping them The parties generally share in the cost of this confidential, non-binding negotiation. party can pursue further legal action. Under C.A.R. Form RPA-CA: (i) the parties must their agreement (with a few limited exceptions, such as matters within the jurisdiction resort to arbitration or court, and (ii) if a party proceeds to arbitration or court without the dispute, that party risks losing the right to recover attorney fees and costs even if he	the parties he reach a setted if no agreers the mediate and of a small class.	nire a neutral person to element of their dispute, ment is reached, either by dispute arising out of aims court) before they
49. ARBITRATION: Buyer and Seller are advised that arbitration is a process by neutral person to render a binding decision. Generally, arbitration is faster and less e litigating in court. The rules are usually less formal than in court, and it is a private pr By agreeing to arbitration, the parties give up the right to a jury trial and to appeal decisions have been upheld even when arbitrators have made a mistake as to the law arbitration, then after first attempting to settle the dispute through mediation, any dis (with a few limited exceptions) must be submitted to binding arbitration. Buyer and potentially quicker and less expensive arbitration against giving up the right to a jury to cannot give legal advice regarding these matters. Buyers and Sellers must decide on a counsel, whether to agree to arbitration. Brokers do not have expertise in this area.	which the d xpensive that ocess not a r the arbitrator y or the facts pute arising Seller must y	isputing parties hire an resolving disputes by matter of public record. 's decision. Arbitration . If the parties agree to out of their agreement weigh the benefits of a
50. MEGAN'S LAW DATABASE DISCLOSURE: Notice: Pursuant to Section 290.46 of specific registered sex offenders is made available to the public via an Internet Web of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, the address at which the offender resides or the community of residence and ZIP Code is Seller nor Brokers are required to check this website. If Buyer wants further informationation information from this website during Buyer's inspection contingency period. Brarea.)	site maintain is information n which he o	ned by the Department of will include either the of she resides. (Neither recommends that Ruyer
51. DEATH ON THE PROPERTY: California Civil Code Section 1710.2 protects a death on the property that occurred more than 3 years before a buyer has made an odisclose if an occupant of a property was afflicted with HIV/AIDS, regardless of wheth Section 1710.2 does not protect a seller from making a misrepresentation in responsa any concerns about whether a death occurred on the Property or the manner, to the buyer should direct any specific questions to the Seller in writing.	offer on a pro- ner a death on nse to a direct	perty; and (ii) failing to ccurred or if so, when, ct inquiry. If the Buyer
52. LOCAL ADDENDA (IF CHECKED):		
The following local disclosures or addenda are attached:  A.		
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Buyer's Initials ( ) ( ) Seller's Initials ( )	× , &	W



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Buyer and Seller acknowledge and agree that Brokers: (i) do not decide what price Buyer should pay or Seller should accept; (ii) do not guarantee the condition of the Property; (iii) do not guarantee the performance, adequacy or completeness of inspections, services, products or repairs provided or made by Seller or others; (iv) do not have any obligation to conduct an inspection of common areas or areas off the site of the Property (v) shall not be responsible for identifying defects on the Property, in common areas, or offsite unless such defects are visually observable by an inspection of reasonably accessible areas of the Property or are known to Brokers; (vi) shall not be responsible for inspecting public records or permits concerning the title or use of Property; (vii) shall not be responsible for identifying the location of boundary lines or other items affecting title; (viii) shall not be responsible for verifying square footage, representations of others or information contained in investigation reports, Multiple Listing Service, advertisements, flyers or other promotional material; (ix) shall not be responsible for providing legal or tax advice regarding any aspect of a transaction entered into by Buyer or Seller; and (x) shall not be responsible for providing other advice or information that exceeds the knowledge, education and experience required to perform real estate licensed activity. Buyer and Seller agree to seek legal, tax, insurance, title and other desired assistance from appropriate professionals.

Buyer and Seller are encouraged to read this Advisory carefully. By signing below, Buyer and Seller acknowledge that each has read, understands and received a copy of this Advisory. BUYER (Address) SELLER (Address) Real Estate Broker (Selling Firm) Address Telephone \_ Real Estate Broker (Vising Firm) CENTURY 21 Award Cal BRE Lic. # 01897784 Cal BRE Lic.# 01776960 Date 5725/1 Daniel Di Matteo Address 860 Kuhn Drive Ste.200 City Chula Vista State CA Zip 91914 Fax \_\_\_\_Email <u>daniel@dimatteogroup.com</u> Telephone (615)512-0006 ©2004-2013, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats.

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS, IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. It is not intended to identify the user as a REALTOR®, REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics. Published and Distributed by: REAL ESTATE BUSINESS SERVICES, INC. a subsidiary of the California Association of REALTORS® 525 South Virgil Avenue, Los Angeles, California 90020 Reviewed by \_

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# Affiliated Business Arrangement Disclosure Notice

CENTURY 21 Award is a full service real estate company and can provide you with "one-stop" shopping for additional real estate requirements. These extra benefits are provided to make your purchase/sale as simple as possible. CENTURY 21 Award has a financial or ownership interest in, or affiliation arrangement with the following companies and will derive direct or indirect compensation if you use their

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ENTITY	HUD-1 DESCRIPTION/LINE DESIGNATION	ESTEMATE OR RANGE 2 2 0 CHARGES CENERALLY MADE
CENTURY 21 Award is a full service real estate company and can provide you with "one-stop" shooping for additional real estate requirements. These extra benefits are provided to make your purchase/sale as simple as possible.	Total Sales/Broker's Commission (700 Series)	Negotiated commission based on selling price agreeming anging from 3% (8.5% pet side).
Greenpath Funding Greenpath Funding Is your path to the perfect home loan. A lender is able to assist you in selecting an escrow company, a title company, a credit reporting agency and or a real estate appraisar to represent its interest. Generally, the borrower's responsible for the costs of these services.	Loan Origination Fee (Line 801) Discount Points (Line 802) Processing Fee (Lines 808-811)	Negotiated Commission based on selling processing from 3% (&5% per sides).  0-2% of a loan amount 3% (&5% per sides).  0-3% of a loan amount 3% (&5% per sides).
Award Escrow and Escrow Network Group, Inc. Award Escrow and Escrow Network Group, Inc. provide residential, investment and escrow services.	Escrow Fees for Purchase and Sale Escrow (Line 1101) Escrow Fees for Loan Escrow (Line 1101) Document Preparation and Processing Fees (Line 1105)	\$0-3,000
You are not required to the providers above. There are frequently other providers are received the encouraged, to shop around to determine the your are receiving the acknown the have read and received a copy of this decident provider, and full the above-described services from the providers, liked above, and such referral.	as a condition of the sale or pur nat may charge more or less than best service at the best rate or pri LEDGEMENT by understand that CENTURY 21 A may receive a direct or indirect fin:	chase of any real estate property, the above. You are free, and are ce.  ward is referring me/us to purchase ancial or other benefit as a result of
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## Affiliated Business Arrangement Disclosure Notice

CENTURY 21 Award is a full service real estate company and can provide you with "one-stop" shopping for additional real estate requirements. These extra benefits are provided to make your purchase/sale as simple as possible. CENTURY 21 Award has a financial or ownership interest in, or affiliation arrangement with the following companies and will derive direct or indirect compensation if you use their services:

ENTITY	HUD-1 DESCRIPTION/LINE DESIGNATION	ESTIMATE OR RANGE OF CHARGES GENERALLY MADE
CENTURY 21 Award is a full service real estate company and can provide you with "one-stop" shopping for additional real estate requirements. These extra benefits are provided to make your purchase/sale as simple as possible.	Total Sales/Broker's Commission (700 Series)	Negotiated commission based on selling price, generally ranging from 3% to 5% per side.
Greenpath Funding Greenpath Funding is your path to the perfect home loan. A lender is able to assist you in selecting an escrow company, a title company, a credit reporting agency and or a real estate appraiser to represent its interest. Generally, the borrower is responsible for the costs of these services.	Loan Origination Fee (Line 801) Discount Points (Line 802) Processing Fee (Lines 808-811)	0-2% of a loan amount 0-3% of a loan amount \$0-495
Award Escrow and Escrow Network Group, Inc. Award Escrow and Escrow Network Group, Inc. provide residential, investment and exchange escrow services.	Escrow Fees for Purchase and Sale Escrow (Line 1101) Escrow Fees for Loan Escrow (Line 1101) Document Preparation and Processing Fees (Line 1105)	\$0-3,000

You are not required to use any of the service providers above as a condition of the sale or purchase of any real estate property. There are frequently other providers available with similar services that may charge more or less than the above. You are free, and are encouraged, to shop around to determine that you are receiving the best service at the best rate or price.

#### **ACKNOWLEDGEMENT**

I/we have read and received a copy of this disclosure notice, and fully understand that CENTURY 21 Award is referring me/us to purchase the above-described services from the provider(s) listed above, and may receive a direct or indirect financial or other benefit as a result of such referral.

65	o Quilalang	Ct. Chula Vis	ta CA 91911
Property Add	dress		
Date			5-25-15
	Date	Date	170
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	Buyer	Seller	1921
Sign			WWO P
	Buyer	Seller 🐪	· V



## **REALTOR® FAIR HOUSING DECLARATION**

I agree to: Provide equal professional service without regard to the race, color, religion, sex, harrelicap, familial status, age, disability, sexual orientation, source of income, ancestry, in disability, sexual orientation, pregnancy, childbirth or related medical conditions, marital status, or national degree prospective client, customer, or of the residents of any community. Keep informed about Fair Housing law and practices, improving my clients' and custo opportunities and my business.

Develop advertising that indicates that everyone is welcome and no one is excluded; that expands my clients' and customers' opportunities to see, buy, or lease property.

Inform my clients and customers about their rights and responsibilities under the Fair Housing laws by providing brochures and other information.

Document my efforts to provide professional service, which will assist me in becoming a more responsive and successful REALTOR®.

**Buyer Printed Name** 

Refuse to tolerate non-compliance.

Learn about the said are different from me, and celebrate those differences.

Take a positive approach, to Fair Housing practices and aspire to follow the spirit as well as the letter of the law. Develop and implement ba

bsactices for my firm to carry out the spirit of this declaration.

Tentriis policy of CENTUR I have read, understand, and agree Associate Printed Name Seiler Printed Name Seller Signatu Date Seller Printed Name Selier Signature Date **Buyer Printed Name** Buyer Signature Date

**Buyer Signature** 

Date



#### REALTOR® FAIR HOUSING DECLARATION

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Provide equal professional service without regard to the race, color, religion, sex, handicap, familial status, age, disability, sexual orientation, source of income, ancestry, medical condition, pregnancy, childbirth or related medical conditions, marital status, or national origin of any prospective client, customer, or of the residents of any community.

Keep informed about Fair Housing law and practices, improving my clients' and customers' opportunities and my business.

Develop advertising that indicates that everyone is welcome and no one is excluded; that expands my clients' and customers' opportunities to see, buy, or lease property.

Inform my clients and customers about their rights and responsibilities under the Fair Housing laws by providing brochures and other information.

Document my efforts to provide professional service, which will assist me in becoming a more responsive and successful REALTOR®.

Refuse to tolerate non-compliance.

Learn about those who are different from me, and celebrate those differences.

I have read, understand, and agree to this policy of CENTURY 21 Award.

Take a positive approach to Fair Housing practices and aspire to follow the spirit as well as the letter of the law.

Develop and implement Fair Housing practices for my firm to carry out the spirit of this declaration.

Daniel Di Hatteo Associate Printed Name	Associate Signature	5/25/15 Date
Seller Printed Name  DHILIP HANNES  Seller Printed Name	Seller Signature Seller Signature	5-25-15  Date  5-25-15  Date
Buyer Printed Name	Buyer Signature	Date
Buyer Printed Name	Buyer Signature	Date

I found the booklet, The Homeowner's Guide to Environmental Hazards and Earthquake Safety (with gas shut-off valve update) which includes the Federal Lead booklet and Toxic Mold Update:
☐ Helpful ☐ Clearly written
Too detailed
I found the booklet, The Homeowner's Guide to Environmental Hazards and Earthquake Safety (with gas shut-off valve update) which includes the Federal Lead booklet and Taxic Mold Update:    Helpful
The year my home was built was
Comments:
The state of the s
We Want To Hear From You!
California Seismic Safety Commission 1900 K Street, Suite 100 Sacramento, California 95814-4186
To Whom It May Concern: I have received a copy of the Environmental Hazards and Earthquake Safety (with gas shut-off valve update) which includes the Federal Lead booklet and Toxic Mold Update, and Home Energy Rating booklet.
Property Address: 650 Qiulalang Ct, Ohula Vista, CA 91911
Date Time
Date Time
(Suyer's elgnature) (printed name)
(Buyer's Agent's eignature) (printed name) (Broker's name)
NOTE: For applicable sansactions, it is also necessary to complete C.A.R. Standard form FLD-11 (Lead-based paint and Lead-based paint Hazards Addendum, Disclosure and Acknowledgement.)  ALL SIGNERS SHOULD RETURN RECORD OF THIS PAGE FOR THEIR RECORDS  California Civil Code Section 20/260 states that if the HERS booklet is provided to the Buyer by the Seller or Broker, then this booklet is deemed to be adequate to inflammate against purply about the existence of California Home Energy Rating Program.  Revised 09/10 Official C.A.R. Publication 09/10
Revised 09/10 Official C.A.R. * Publication 09/10
(with gas shut-off valve update) which lifelindes the Federal Lead booklet and Toxic Mold Lindste, and
Property Address: 650 Quilatane Cts, Chule Viste, CA 9911
Date 5/2 Time 5:/5 Varales 1900 Varales 1900
Date Time
Date 5/22/15 (Listing Adolf (Asylicture) (printed name) (Broker's name) (Broker's name)
NOTE: For applicable transactions, it is also necessary to complete C.A.R. Standard form FLD-11 (Lead-based paint and Lead-based paint Hazards Addendum, Disclosure and Acknowledgement.)
ALL SIGNERS SHOULD RETAIN A COPY OF THIS PAGE FOR THEIR RECORDS  California Civil Code Section 2079.10 states that if the HERS booklet is provided to the Buyer by the Selier or Broker, then this booklet is deemed to be adequate to inform the home buyer about the existence of California Home Energy Rating Program.  Revised 09/10 Official C.A.R. * Publication 09/10

I found the booklet, The Homeown (with gas shut-off valve update) which	er's Guide to Environmental Haz ch includes the Federal Lead boo	ards and Earthquake Safety klet and Toxic Mold Undate:
☐ Helpful☐ Too detailed☐ Not detailed enough	☐ Clearly written☐ Confusing	of the second second of the second se
☐ The booklet helped me to lo ☐ I have strengthened my hor ☐ I plan to fix my home's ear	ocate earthquake weaknesses in n ne to resist earthquakes. thquake weaknesses. i out that my home did not have a	
The year my home was built wa	as	
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We Want To Hear From You!		
1900 K	nia Seismic Safety Commissior Street, Suite 100 ento, California 95814-4186	1
To Whom It May Concern: I have received (with gas shut-off valve update) which ind Home Energy Rating booklet.	l a copy of the Environment cludes the Federal Lead bo	al Hazards and Earthquake Safety oklet and Toxic Mold Update, and
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Date(Buyer's Agent's signature)	(printed name)	(Broker's name)
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(Lead-based paint and Lead-based paint Hazards Addendum, Disclosure and Acknowledgement.)

ALL SIGNERS SHOULD RETAIN A COPY OF THIS PAGE FOR THEIR RECORDS

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# Buyer/Buyer's Broker's Copy The above disclosures are believed to be accurate, but are not intended to be a complete compilation of all circumstances or conditions in San Diego County. There may be new or additional circumstances and conditions applicable to a Property under consideration which may be of concern to Buyer. BUYER SHOULD INVESTIGATE AND DETAIN ADDITIONAL INFORMATION ON ALL ISSUES OF CONCERN AND NOT RELY 301 FIX ON THE INFORMATION RECEIVED FROM SELLER AND BROKERS. SHOULD BUYER FAIRTO BO 302 BUYER

TO WHOM IT MAY CONCERN: The undersigned has received the 12 pages of text of the LAD and figs and or will read within two days of receipt, the entire LAD. The undersigned acknowledges it is his or her responsibility to receipt understand the LAD.

Buyer's Signature/	Date Date
Buyer's Typed or Printed Name/	
Seller's Signature Va T	Date 5/22
Seller's Typed or Printed Name Vergo'ca Lange	

Buyer's Broker to provide copy to Buyer.

## Seller/Listing Broker's Copy

IS ACTING AGAINST THE ADVICE OF BROKERS.

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Buyer's Signature	_/	Date
Buyer's Typed or Printed Name	///	
Seller's Signature	_1	Date Slave
Seller's Typed or Printed Name Warne Long	2U1	

Buyer's Broker to provide copy to Seller.

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Buyer's Signature/	Date
Buyer's Typed or Printed Name	
Seller's Signature May Ham , Willy	
Seller's Typed or Printed Name MARILYN HANNES , PHILTP HANT	ve5

Buyer's Broker to provide copy to Buyer.

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Buyer's Signature	 Date
Buyer's Typed or Printed Name	 
Seller's Signature	 Date
Seller's Typed or Printed Name	 

Buyer's Broker to provide copy to Seller.



#### DISCLOSURES PUBLIC RECORDS

Public record information provided by third party. Agent has not verified public records, including but not limited to permits, lot size, number of rooms, age of property, zoning of property, use of property or square footage. Buver assumes investigational poblic records.

HOME INSPECTION

Century 21 Award (Broker) uniformly advises potential Buyers to hire a property inspector to conduct a detailed physical laspection of the property within the inspection eging the conduct a period specified, In the Residential Purchase Agreement. Generally, a buyer has a riest to conduct such a physical Inspection. However, for a variety of reasons some buyers the to waive such inspection rights, often believing that they may gain an advantage of his lights. from other potential buyers. Waiver of Inspections is not recommended by Broker. Bayers who close a transaction without conducting a physical Inspection are doing so against the advice of Brokers. Accordingly, in the event Buyers in this transaction choose to waive their right to conduct a physical Inspection, Buvers hereby release Brokers from any liability related to, or associated with, any such waiver.

FURNACE DISCLOSURE

The U.S. Consequer Repoluct Safety Commission (COSC) has issued a warning regarding certain gastified har pointal forced air furnaces that present a substantial risk of fire. The were marketed under many different brand names. Homes built before 1983 or after 1994 could still have the furnices in mestion due to replacements and/or remodeling. It is recommended that you have the jesue investigated by a qualified professional to determine if the furnace in a property you are selling or buying is defective and/or dangerous. Additional information is available through the internet website found at www.c sc. ov/c sc ub/ r rel/ riam100/00190 h

Real Estate Brokers and agents are not qualified to inspect furnaces or make any recommendations or determinations concerning possible defects or health and safety issues. Century 21 Award (Broker) advises Buyers and Sellers to conduct their own due diligence regarding this matter using appropriate qualified experts.

ALL PARTIES ACKNOWLEDGE RECEIPT OF THE DISCLOSURES DETAILED ABOVE BY SIGNING THEIR NAMES BELOW:

	5/2	
Date	Date SIRVA Re	Scation
Buyer	Seller	
Buyer	Seller	



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Public record information provided by third party. Agent has not verified public records, including but not limited to permits, lot size, number of rooms, age of property, zoning of property, use of property or square footage. <u>Buyer assumes investigation of public records.</u>

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#### **FURNACE DISCLOSURE**

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	8.25.15
Date	Date
	Marshan
Buyer	Settler
Buyer	Seller