

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS). It is used by the Seller to provide additional information when a TDS is completed. If Seller is exempt from completing a TDS, Seller should complete an Exempt Seller Disclosure (C.A.R. Form ESD) or may use this form instead.

I. Seller makes the following disclosures with regard to the real property or manufactured home described as 10 Empty Saddle Road, Assessor's Parcel No. 7551-008-017, situated in Rolling Hills Estates, County of Los Angeles California ("Property").

II. The following are representations made by the Seller and are not the representations of the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. This disclosure is not intended to be part of the contract between Buyer and Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker has not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.

III. Note to Seller: PURPOSE: To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Answer based on actual knowledge and recollection at this time.
- Something that you do not consider material or significant may be perceived differently by a Buyer.
- Think about what you would want to know if you were buying the Property today.
- Read the questions carefully and take your time.
- If you do not understand how to answer a question, or what to disclose or how to make a disclosure in response to a question, whether on this form or a TDS, you should consult a real estate attorney in California of your choosing. A broker cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you provide.

IV. Note to Buyer: PURPOSE: To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Something that may be material or significant to you may not be perceived the same way by the Seller.
- If something is important to you, be sure to put your concerns and questions in writing (C.A.R. form BMI).
- Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
- Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.

V. SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." Explain any "Yes" answers in the space provided or attach additional comments and check section VI.

A. STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED:	ARE YOU (SELLER) AWARE OF...	
1. Within the last 3 years, the death of an occupant of the Property upon the Property	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
2. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3. The release of an illegal controlled substance on or beneath the Property	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
4. Whether the Property is located in or adjacent to an "industrial use" zone	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
(In general, a zone or district allowing manufacturing, commercial or airport uses.)		
5. Whether the Property is affected by a nuisance created by an "industrial use" zone	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
6. Whether the Property is located within 1 mile of a former federal or state ordnance location	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
(In general, an area once used for military training purposes that may contain potentially explosive munitions.)		
7. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
8. Insurance claims affecting the Property within the past 5 years	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
9. Matters affecting title of the Property	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
10. Material facts or defects affecting the Property not otherwise disclosed to Buyer	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
11. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code Section 1101.3	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Explanation, or (if checked) see attached; ① My Father passed away in home

Buyer's Initials () ()

Seller's Initials ad ()



B. REPAIRS AND ALTERATIONS:

ARE YOU (SELLER) AWARE OF...

- 1. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) ... Yes No
2. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? ... Yes No
3. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) ... Yes No
4. Any part of the Property being painted within the past 12 months. ... Yes No
5. Whether the Property was built before 1978. ... Yes No
(a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed. ... Yes No
(b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule? ... Yes No

Explanation: See Addendum 1

C. STRUCTURAL, SYSTEMS AND APPLIANCES:

ARE YOU (SELLER) AWARE OF...

- 1. Defects in any of the following, (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace, foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances ... Yes No
2. The leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm system, or propane tank (s) ... Yes No
3. An alternative septic system on or serving the Property. ... Yes No

Explanation: See Addendum 1

D. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:

ARE YOU (SELLER) AWARE OF...

- 1. Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs ... Yes No

Explanation:

E. WATER-RELATED AND MOLD ISSUES:

ARE YOU (SELLER) AWARE OF...

- 1. Water intrusion into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof, standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property ... Yes No
2. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property ... Yes No
3. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood ... Yes No

Explanation: See Addendum 1

F. PETS, ANIMALS AND PESTS:

ARE YOU (SELLER) AWARE OF...

- 1. Pets on or in the Property ... Yes No
2. Problems with livestock, wildlife, insects or pests on or in the Property ... Yes No
3. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above ... Yes No
4. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above. ... Yes No

If so, when and by whom 2018 HAD 4 RACOONS TRAPPED AND RELOCATED.

Explanation: THEY WERE LIVING IN A TREE, TRAPPED A FEW RATS DURING THE PAST 5 YEARS

Buyer's Initials () () SPQ REVISED 6/18 (PAGE 2 OF 4)

Seller's Initials (ad) ()

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 2 OF 4)



G. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:

ARE YOU (SELLER) AWARE OF...

- 1. Surveys, easements, encroachments or boundary disputes Yes No
- 2. Use or access to the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress or other travel or drainage Yes No
- 3. Use of any neighboring property by you Yes No

Explanation: SHARED DRIVEWAY

H. LANDSCAPING, POOL AND SPA:

ARE YOU (SELLER) AWARE OF...

- 1. Diseases or infestations affecting trees, plants or vegetation on or near the Property Yes No
- 2. Operational sprinklers on the Property Yes No
 - (a) If yes, are they automatic or manually operated.
 - (b) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system ... Yes No
- 3. A pool heater on the Property Yes No
 - If yes, is it operational? Yes No
- 4. A spa heater on the Property Yes No
 - If yes, is it operational? Yes No
- 5. Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage or other water-related decor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired Yes No

Explanation: _____

I. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICABLE)

ARE YOU (SELLER) AWARE OF...

- 1. Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigation by or against or fines or violations issued by a Homeowner Association or Architectural Committee affecting the Property Yes No
- 2. Any declaration of restrictions or Architectural Committee that has authority over improvements made on or to the Property Yes No
- 3. Any improvements made on or to the Property without the required approval of an Architectural Committee or inconsistent with any declaration of restrictions or Architectural Committee requirement. Yes No

Explanation: _____

J. TITLE, OWNERSHIP LIENS, AND LEGAL CLAIMS:

ARE YOU (SELLER) AWARE OF...

- 1. Any other person or entity on title other than Seller(s) signing this form Yes No
- 2. Leases, options or claims affecting or relating to title or use of the Property Yes No
- 3. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood Yes No
- 4. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity Yes No
- 5. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property? Yes No
- 6. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill? Yes No

Explanation: _____

K. NEIGHBORHOOD:

ARE YOU (SELLER) AWARE OF...

- 1. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks,

Buyer's Initials () ()

Seller's Initials ad ()



Property Address: 10 Empty Saddle Road, Rolling Hills Estates, CA 90274 Date: 1-22-2020

freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife

Explanation: _____ Yes No

L. GOVERNMENTAL:

ARE YOU (SELLER) AWARE OF...

1. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property Yes No
2. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property Yes No
3. Existing or contemplated building or use moratoria that apply to or could affect the Property Yes No
4. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property Yes No
5. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals Yes No
6. Existing or proposed Government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable materials be removed Yes No
7. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property Yes No
8. Whether the Property is historically designated or falls within an existing or proposed Historic District Yes No
9. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies Yes No

Explanation: _____

M. OTHER:

ARE YOU (SELLER) AWARE OF...

1. Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents, pertaining to (i) the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to the Seller. Yes No
(If yes, provide any such documents in your possession to Buyer.)
2. Any occupant of the Property smoking on or in the Property. Yes No
3. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer Yes No

Explanation: NO ONE HAS SMOKED IN HOME SINCE 2010.

VI. (IF CHECKED) **ADDITIONAL COMMENTS:** The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this form is independent from any duty of disclosure that a real estate licensee may have in this transaction; and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

Seller Ann Marie Dean, Trustee Ann Marie Dean, Trustee Date 1-22-2020
Seller _____ Date _____

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Property Questionnaire form.

Buyer _____ Date _____
Buyer _____ Date _____

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SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 4 OF 4)

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10 Empty Saddle





The following terms and conditions are hereby incorporated in and made a part of the: Purchase Agreement, Residential Lease or Month-to-Month Rental Agreement, Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), Other **Seller Property Questionnaire**

dated January 22, 2020, on property known as 10 Empty Saddle Road
Rolling Hills Estates, CA 90274

in which _____ is referred to as ("Buyer/Tenant")
and Ann Marie Dean, Trustee is referred to as ("Seller/Landlord").

B. 1. Pool was built in approx. 1974. Indoor Jacuzzi Room was built in approx. 1980. Green house was added (I do not know the year). Pool house was built in approx. 1987. Bathroom on SW was remodeled in approx. 2015. Horse Barns were converted into storage in approx. 2015. 2019 a piece of wood was replaced on exterior of master bedroom dirt-level, by driveway.

B. 3. Sewer line on West side of House is snaked approx. every 1-2 years. Trees trimmed when needed.

B. 4. Bedroom on SW, Master Bedroom and attached sitting room (wallpaper painted over), one wall in dining room, 2 walls in sunroom. Pool House had some wood repairs which were painted over.

C. 1. Plumbing: Main snaked every 1-2 years, in the past five years 2 water pipes in wall have had leaks (one between kitchen and bathroom, one between laundry and sunroom. Roof has leaked in living room, sunroom, SW bedroom, and hall bath. Gap between front porch and main house house, covered with baseboard, can be seen at threshold. Backyard wall is leaning, backyard walkway is sloping, some windows and doors in pool house are hard to open and close, ceiling in main house has various stains, old tile floor noted under carpet in main house. Coping around pool is uneven, Driveway has cracks, Front walkway is uneven. Brick patio is uneven. During carpeting of house on 10/25/19, in sitting room/den, to left of base of stairs going to master bedroom, carpet person caused a spark. Unsafe wire noted under carpet. Electrician came and taped it for safety and recommends it to be ungraded to code.

E. 1. Roof leaks have been observed in South West bedroom, living room, sunroom, and hall bath. Roof recently patched. Summer of 2018 New portable AC unit leaked in Master Bedroom. Carpet and pad were pulled up, then hardwood floor beneath was pulled up because it buckled. Observed evidence of termites in hardwood and baseboard. Replaced with new plywood and baseboards. New carpet installed 2019. September of 2019 water leak noted in wall of laundry room between doors to sunroom and kitchen. Plumber repaired leak. Green house roof leaks.

E. 2. In 2015 Leak noted in wall between kitchen and master bathroom. Plumber repaired leak. Mold found-remediated by Accurate Construction. Post Abatement Clearance given. (See attached Post Abatement Clearance by Mold Technical Services, Inc). New bathroom vanity installed. Kitchen cabinet repaired, new drawers. In 2016 - Mold found in outdoor shed (outside of laundry room). Accurate Construction did remediation. (See invoice)

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date _____

Date 1/22/2020

Buyer/Tenant _____

Seller/Landlord Ann Marie Dean, Trustee
Ann Marie Dean, Trustee

Buyer/Tenant _____

Seller/Landlord _____

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THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Rolling Hills Estates, COUNTY OF Los Angeles, STATE OF CALIFORNIA, DESCRIBED AS 10 Empty Saddle Road, Rolling Hills Estates, CA 90274.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF (date) 1-22-2020. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

I. COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property).

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 matter is the same:

- Inspection reports completed pursuant to the contract of sale or receipt for deposit.
- Additional inspection reports or disclosures: HOME INSPECTION, TERMITE INSPECTION, MOLD CLEARANCE

II. SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) 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 not occupying the property. I OCCUPIED HOUSE 9/2014 - 9/2019

A. The subject property has the items checked below:

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Oven <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Trash Compactor <input checked="" type="checkbox"/> Garbage Disposal <input checked="" type="checkbox"/> Washer/Dryer Hookups <input checked="" type="checkbox"/> Rain Gutters <input type="checkbox"/> Burglar Alarms <input checked="" type="checkbox"/> Carbon Monoxide Device(s) <input checked="" type="checkbox"/> Smoke Detector(s) <input type="checkbox"/> Fire Alarm <input type="checkbox"/> TV Antenna <input type="checkbox"/> Satellite Dish <input type="checkbox"/> Intercom <input checked="" type="checkbox"/> Central Heating <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Evaporator Cooler(s) Exhaust Fan(s) in <u>KITCHEN & 3 BATHROOMS</u> <input checked="" type="checkbox"/> Gas Starter <input type="checkbox"/> Other: _____ | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wall/Window Air Conditioning <input type="checkbox"/> Sprinklers <input checked="" type="checkbox"/> Public Sewer System <input type="checkbox"/> Septic Tank <input type="checkbox"/> Sump Pump <input type="checkbox"/> Water Softener <input checked="" type="checkbox"/> Patio/Decking <input type="checkbox"/> Built-in Barbecue <input type="checkbox"/> Gazebo <input type="checkbox"/> Security Gate(s) <input checked="" type="checkbox"/> Garage: <ul style="list-style-type: none"> <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Not Attached <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Automatic Garage Door Opener(s) <ul style="list-style-type: none"> <input type="checkbox"/> Number Remote Controls <input checked="" type="checkbox"/> <input type="checkbox"/> Sauna <input checked="" type="checkbox"/> Hot Tub/Spa: <ul style="list-style-type: none"> <input type="checkbox"/> Locking Safety Cover <input type="checkbox"/> 220 Volt Wiring in _____ <input checked="" type="checkbox"/> Roof(s): Type: <u>TILE & ROLLED</u> | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Pool: <ul style="list-style-type: none"> <input type="checkbox"/> Child Resistant Barrier <input checked="" type="checkbox"/> Pool/Spa Heater: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Water Heater: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Water Supply: <ul style="list-style-type: none"> <input type="checkbox"/> City <input type="checkbox"/> Well <input type="checkbox"/> Private Utility or Other _____ <input checked="" type="checkbox"/> Gas Supply: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Utility <input type="checkbox"/> Bottled (Tank) <input checked="" type="checkbox"/> Window Screens <input type="checkbox"/> Window Security Bars <input type="checkbox"/> Quick Release Mechanism on Bedroom Windows <input type="checkbox"/> Water-Conserving Plumbing Fixtures |
|--|--|--|
- Fireplace(s) in LIVING ROOM Age 10 YEAR (approx.) MAIN
1 YEAR POOL HOUSE

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): MICROWAVE IN DOOR JACUZZI, ROOF TO MAIN HOUSE, GARAGE DOOR OPENER MISSING (see addendum) 3

Buyer's Initials () () Seller's Initials (dd) ()

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REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 1 OF 3)

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? Yes No. If yes, check appropriate space(s) below.

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

(Describe: see addendum 3)

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

*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with Section 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code. Section 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1994, to be equipped with water-conserving plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not comply with section 1101.4 of the Civil Code.

- C. Are you (Seller) aware of any the following:
1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property Yes No
 2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property Yes No
 3. Any encroachments, easements or similar matters that may affect your interest in the subject property Yes No
 4. Room additions, structural modifications, or other alterations or repairs made without necessary permits. Yes No
 5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes Yes No
 6. Fill (compacted or otherwise) on the property or any portion thereof Yes No
 7. Any settling from any cause, or slippage, sliding, or other soil problems Yes No
 8. Flooding, drainage or grading problems Yes No
 9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides Yes No
 10. Any zoning violations, nonconforming uses, violations of "setback" requirements Yes No
 11. Neighborhood noise problems or other nuisances Yes No
 12. CC&R's or other deed restrictions or obligations Yes No
 13. Homeowners' Association which has any authority over the subject property Yes No
 14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) Yes No
 15. Any notices of abatement or citations against the property Yes No
 16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to Section 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to Section 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to Section 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to Section 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) Yes No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): see addendum 3

- D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.
2. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

Buyer's Initials () () Seller's Initials (ad) ()

Property Address: 10 Empty Saddle Road, Rolling Hills Estates, CA 90274

Date: 1-22-2020

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller Ann Marie Dean, Trustee

Date 1-22-2020

Seller Ann Marie Dean, Trustee

Date _____

III. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

- See attached Agent Visual Inspection Disclosure (AVID Form)
- Agent notes no items for disclosure.
- Agent notes the following items: _____

Agent (Broker Representing Seller) Harcourts Hunter Mason Realty
(Please Print)

By Ann Dean
(Associate Licensee or Broker Signature)

Date 1-22-2020

Ann Dean

IV. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the agent who has obtained the offer is other than the agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

- See attached Agent Visual Inspection Disclosure (AVID Form)
- Agent notes no items for disclosure.
- Agent notes the following items: _____

Agent (Broker Obtaining the Offer) _____
(Please Print)

By _____
(Associate Licensee or Broker Signature)

Date _____

V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller _____ Date _____ Buyer _____ Date _____
Ann Marie Dean, Trustee

Seller _____ Date _____ Buyer _____ Date _____

Agent (Broker Representing Seller) Harcourts Hunter Mason Realty By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)
Ann Dean

Agent (Broker Obtaining the Offer) _____ By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)

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 THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

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TDS REVISED 4/14 (PAGE 3 OF 3)

REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 3 OF 3)

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10 Empty Saddle





ADDENDUM

(C.A.R. Form ADM, Revised 12/15)

No. 3

The following terms and conditions are hereby incorporated in and made a part of the: Purchase Agreement, Residential Lease or Month-to-Month Rental Agreement, Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), Other _____,

dated _____, on property known as 10 Empty Saddle Road
Rolling Hills Estates, CA 90274

in which _____ is referred to as ("Buyer/Tenant")
and Ann Marie Dean, Trustee is referred to as ("Seller/Landlord").

A: Microwave does not work. Indoor Jacuzzi is non-functioning, motor has been removed. Roof to main house, in various areas, has leaked. Garage door openers are missing.

B: Ceilings show signs of water leaks. Roof: roof has leaked. Owners have patched. Slab: home inspector noted foundation cracks. Driveway has cracks. Sidewalk behind house has sloped. Gap between front porch concrete and house. This gap has been covered up with a baseboard. Gap can be seen at threshold of front door. Walls/Fences: Backyard wall is leaning. Coping around pool is uneven and has cracks. Plumbing: Main is snaked every year or two. Main house has had plumbing leaks in walls. One between kitchen and bathroom. One between laundry room and sunroom. Electrical: Electrical wire under carpet in sitting room not up to code.

C: 1. Home inspector noted asbestos in heating vents. 2. Shared driveway with four home owners. 4. Possibly no permits pulled for the following: Greenhouse. Indoor jacuzzi room. Bathroom on SW. 7. Backyard walkway is sloped. Backyard wall is leaning. Coping around pool is uneven and has cracks. Gap between front porch concrete and house. This gap has been covered up with a baseboard. Gap an been seen at threshold of front door. Brick patio is uneven. 12. Empty Saddle has CC&Rs.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date _____ Date 1-22-2020

Buyer/Tenant _____ Seller/Landlord Ann Marie Dean, Trustee
Ann Marie Dean, Trustee

Buyer/Tenant _____ Seller/Landlord _____

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ADM REVISED 12/15 (PAGE 1 OF 1)

ADDENDUM (ADM PAGE 1 OF 1)





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 6/19)

This inspection disclosure concerns the residential property situated in the City of Rolling Hills Estates, County of Los Angeles, State of California, described as 10 Empty Saddle Road ("Property").

This Property is a duplex, triplex, or fourplex. This AVID form is for unit # . Additional AVID forms required for other units.

Inspection Performed By (Real Estate Broker Firm Name) Harcourts Hunter Mason Realty

California law requires, with limited exceptions, that a real estate broker or salesperson (collectively, "Agent") conduct a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of certain properties offered for sale and then disclose to the prospective purchaser material facts affecting the value or desirability of that property that the inspection reveals.

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 cooperatives and the like.

Agent Inspection Limitations: Because the Agent's duty is limited to conducting a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of only the Property being offered for sale, there are several things that the Agent will not do.

Roof and Attic: Agent will not climb onto a roof or into an attic.

Interior: Agent will not move or look under or behind furniture, pictures, wall hangings or floor coverings. Agent will not look up chimneys or into cabinets, or open locked doors.

Exterior: Agent will not inspect beneath a house or other structure on the Property, climb up or down a hillside, move or look behind plants, bushes, shrubbery and other vegetation or fences, walls or other barriers.

Appliances and Systems: Agent will not operate appliances or systems (such as, but not limited to, electrical, plumbing, pool or spa, heating, cooling, septic, sprinkler, communication, entertainment, well or water) to determine their functionality.

Size of Property or Improvements: Agent will not measure square footage of lot or improvements, or identify or locate boundary lines, easements or encroachments.

Environmental Hazards: Agent will not determine if the Property has mold, asbestos, lead or lead-based paint, radon, formaldehyde or any other hazardous substance or analyze soil or geologic condition.

Off-Property Conditions: By statute, Agent is not obligated to pull permits or inspect public records. Agent will not guarantee views or zoning, identify proposed construction or development or changes or proximity to transportation, schools, or law enforcement.

Analysis of Agent Disclosures: For any items disclosed as a result of Agent's visual inspection, or by others, Agent will not provide an analysis of or determine the cause or source of the disclosed matter, nor determine the cost of any possible repair.

What this means to you: An Agent's inspection is not intended to take the place of any other type of inspection, nor is it a substitute for a full and complete disclosure by a seller. Regardless of what the Agent's inspection reveals, or what disclosures are made by sellers, California Law specifies that a buyer has a duty to exercise reasonable care to protect himself or herself. This duty encompasses facts which are known to or within the diligent attention and observation of the buyer. Therefore, in order to determine for themselves whether or not the Property meets their needs and intended uses, as well as the cost to remedy any disclosed or discovered defect, BUYER SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAIN ADVICE ABOUT, AND INSPECTIONS OF, THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) REVIEW ANY FINDINGS OF THOSE PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

Buyer's Initials () ()

Seller's Initials () ()

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AVID REVISED 6/19 (PAGE 1 OF 3)

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)



If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____ .

Inspection Performed By (Real Estate Broker Firm Name) Harcourts Hunter Mason Realty

Inspection Date/Time: 10/26/2019 1:00 pm Weather conditions: Fair

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): Walkways uneven and settling. Front porch: crack along entire porch at base of house, small baseboard installed at site to cover crack and threshold recently cemented. Chimney has cracks. Front porch posts lean.

Living Room: Electrical socket has black marks. Electrical runs on outside of wall. Screens missing. Walls marred.

Dining Room: Ceiling has cracks.

Kitchen: Cracks in grout. Fluorescent lights sometimes do not all turn on. Microwave does not work. One set of cabinet doors do not close. Entire kitchen shows obsolescence.

Other Room: Sunroom: ceiling and valance have water stains. Bar sink has no water. Brick bench has cracks in grout. Brick indoor BBQ had holes on exterior.

Hall/Stairs (excluding common areas): _____

Bedroom # 1 : Master: Water stains on ceiling. Screen doors are missing. Wallpaper has been painted over and is bulging in areas. Sitting room: Wallpaper painted over. Ceiling has cracks. Drawers have spots and stains.

Bedroom # 2 : SW: Ceiling has damage and water stains. Room freshly painted.

Bedroom # 3 : NW: Ceiling has damage and stains. Paneling has bulges.

Bath # 1 : Master on East: Ceiling has paint peeling. Vanity has been replaced. Walls and cabinets have paint peeling. Jacuzzi room: screen door missing. Jacuzzi motor removed.

Bath # 2 : In middle of hallway: cracks in floor. Wall cut behind toilet. Medicine cabinet pull is loose. Cabinet blocks electrical plug.

Bath # 3 : SW: cracks in ceiling.

Other Room: Rolled roof of main house has been patched. Water pipes run on top of house. Brick patio on west shows settling and cracks. Large, old, rusted electrical service mast on top of roof.

Buyer's Initials () ()

Seller's Initials ad () ()



If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____.

Other Room: Laundry Room: Fluorescent light sometimes does not work. Paint scratched and marred. Cabinets have spots and stains. Wall between interior doors to kitchen and sunroom has been cut and replaced.

Other: Backyard wall is leaning. Back walkway is settling and has cracks. Rear of house: window sill stains noted, paint peeling. Outdoor closet by laundry room has uncovered electrical box and drywall on top half only.

Other: Barns/Storage units: Barns converted to storage units. Termite dropping observed. Wood damage all around. Barns are obsolete. Electrical to barn and green house is non-functioning.

Other: Pool: Stains and spots on surface. Coping: Cracks and uneven. Pool gates are hard to close. Diving board and slide are old and show their age.

See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): Driveway: cracks and missing asphalt. Stone curb wall: damage in multiple areas, previous repairs observed.

Exterior Building and Yard - Front/Sides/Back: Cracks in concrete noted on foundation on exterior of NW bedroom. Entire house shows signs of obsolescence.

Other Observed or Known Conditions Not Specified Above: This is what I observed, I do not know what it means, I recommend buyer to investigate.

This disclosure is based on a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of the Property on the date specified above.
Real Estate Broker (Firm who performed the Inspection) Harcourts Hunter Mason Realty
By Ann Dean Ann Dean Date 10-26-19
(Signature of Associate Licensee or Broker who performed the inspection)

Reminder: Not all defects are observable by a real estate licensee conducting an inspection. The inspection does not include testing of any system or component. Real Estate Licensees are not home inspectors or contractors. BUYER SHOULD OBTAIN ADVICE ABOUT AND INSPECTIONS OF THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

SELLER Ann Marie Dean, Trustee Ann Marie Dean, Trustee Date 10-26-19
SELLER _____ Date _____
BUYER _____ Date _____
BUYER _____ Date _____

Real Estate Broker (Firm Representing Seller) Harcourts Hunter Mason Realty
By Ann Dean Ann Dean Date 10-26-19
(Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) _____ Date _____
By _____
(Associate Licensee or Broker Signature)

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AVID REVISED 6/19 (PAGE 3 OF 3)

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

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10 Empty Saddle





The following terms and conditions are hereby incorporated in and made a part of the: Purchase Agreement, Residential Lease or Month-to-Month Rental Agreement, Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), Other **Agent Visual Inspection**, dated October 26, 2019, on property known as 10 Empty Saddle Road, Rolling Hills Estates, CA 90274

in which _____ is referred to as ("Buyer/Tenant") and Ann Marie Dean, Trustee is referred to as ("Seller/Landlord").

Pool House/Guest House:

Exterior: Walls have scuff marks. Wood deck and eaves have some wood damage. Dual paned sliding doors and windows have smokey look between panes. Some doors, screen doors, and windows are hard to open and close.

Blue bathroom: Floor grout loose/missing in spots. Hook missing. Cabinet floor has damage.

Red bathroom: Scuff marks on walls.

Kitchen: Counter tile has cracks. Cabinets have scuff marks.

Paneled walls have scuff marks.

Antenna attached.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date _____

Date 10-26-19

Buyer/Tenant _____

Seller/Landlord Ann Marie Dean, Trustee
Ann Marie Dean, Trustee

Buyer/Tenant _____

Seller/Landlord _____

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