



REAL ESTATE TRANSFER DISCLOSURE STATEMENT
(CALIFORNIA CIVIL CODE § 1102, ET SEQ.)
(C.A.R. Form TDS, Revised 12/21)

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Temecula, COUNTY OF Riverside, STATE OF CALIFORNIA, DESCRIBED AS 31153 Lavender Ct# , Temecula, CA 92592

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) 06/15/2022. 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: Seller may have obtained a limited number of third party inspections that will be supplied to Buyer at Buyer's request if available.
No substituted disclosures for this transfer.

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. Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

A. The subject property has the items checked below:

Buyer is aware that the security system does not convey with sale of the home. Kwikset 914 lock will be removed and replaced with a standard lock prior to the close of escrow.

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

Exhaust Fan(s) in 220 Volt Wiring in Fireplace(s) in
Gas Starter Roof(s): Type: Shingle roof Age: 14 years (approx.)
Other: Ceiling fans

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): List of items in the home may not be complete. Any items remaining in home at time of sale will be left.

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property (\*see note on page 2)



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

Property Address: 31153 Lavender Ct# , Temecula, CA 92592 Date: 06/15/2022

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: **Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property**)

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 of the following:

1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, 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.): **Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property**

**12) Buyer to confirm CC&Rs per neighborhood  
2) Property is a condo, party walls present.**

**13/14) Reflections and Enclave at Temecula Lane Homeowners Association, 949-833-2600 and main Fee: \$130.00 monthly paid. Please see attached for HOA-related expenses provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information.**

- 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.



Property Address: 31153 Lavender Ct# , Temecula, CA 92592 Date: 06/15/2022

**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 Megan Meyer Authorized Signer on the Behalf of Opendoor Property Trust I Date 06/15/2022

Seller \_\_\_\_\_ 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) \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_  
(Please Print) (Associate Licensee or Broker Signature)

### 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) \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_  
(Please Print) (Associate 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 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 Megan Meyer Authorized Signer on the Behalf of Opendoor Property Trust I Date 06/15/2022 Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent (Broker Representing Seller) \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_  
(Please Print) (Associate Licensee or Broker Signature)

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 12/21 (PAGE 3 OF 3)**

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

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CA





SELLER PROPERTY QUESTIONNAIRE
(C.A.R. Form SPQ, Revised 12/21)

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:

NOTE TO SELLER: YOU ARE STRONGLY ADVISED TO CAREFULLY REVIEW THE DISCLOSURE INFORMATION ADVISORY (C.A.R. Form DIA) BEFORE YOU COMPLETE THIS SELLER PROPERTY QUESTIONNAIRE. ALL SELLERS OF CALIFORNIA REAL PROPERTY ARE REQUIRED TO PROVIDE VARIOUS DISCLOSURES, EITHER BY CONTRACT, OR BY STATUTE OR CASE LAW. MANY DISCLOSURES MUST BE MADE WITHIN CERTAIN TIME LIMITS. TIMELY AND THOROUGH DISCLOSURES HELP TO REDUCE DISPUTES AND FACILITATE A SMOOTH SALES TRANSACTION.

Seller makes the following disclosures with regard to the real property or manufactured home described as 31153 Lavender Ct# , Temecula, CA 92592, Assessor's Parcel No. 961454041, situated in Temecula, Riverside California ("Property").

1. Disclosure Limitation: 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.

2. 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.

3. 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.

4. SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." There is no time limitation unless otherwise specified. Explain any "Yes" answers in the space provided or attach additional comments and check paragraph 19.

5. DOCUMENTS: ARE YOU (SELLER) AWARE OF...
Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents (whether prepared in the past or present, including any previous transaction), 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 [X] No
Note: If yes, provide any such documents in your possession to Buyer.

Explanation:
Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

6. STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED: ARE YOU (SELLER) AWARE OF...
A. Within the last 3 years, the death of an occupant of the Property upon the Property [ ] Yes [X] No
B. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.) [ ] Yes [X] No
C. The release of an illegal controlled substance on or beneath the Property [ ] Yes [X] No
D. Whether the Property is located in or adjacent to an "industrial use" zone [ ] Yes [X] No
(In general, a zone or district allowing manufacturing, commercial or airport uses.)
E. Whether the Property is affected by a nuisance created by an "industrial use" zone [ ] Yes [X] No
F. Whether the Property is located within 1 mile of a former federal or state ordnance location (In general, an area once used for military training purposes that may contain potentially explosive munitions.) [ ] Yes [X] No
G. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision [X] Yes [ ] No



SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 1 OF 4)

Property Address: ---, -, - **31153 Lavender Ct# , Temecula, CA 92592**

- H. Insurance claims affecting the Property within the past 5 years .....  Yes  No
  - I. Matters affecting title of the Property .....  Yes  No
  - J. Material facts or defects affecting the Property not otherwise disclosed to Buyer .....  Yes  No
  - K. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3 .....  Yes  No
- Explanation, or  (if checked) see attached; **K) Seller has not inspected for plumbing fixtures, buyer should verify compliance per local codes**  
**G) Property is part of HOA.**

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

**7. REPAIRS AND ALTERATIONS: ARE YOU (SELLER) AWARE OF...**

- A. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) .....  Yes  No
  - B. 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
  - C. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) .....  Yes  No
  - D. Any part of the Property being painted within the past 12 months .....  Yes  No
  - E. 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: **D. Interior paint as needed.**

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

**8. STRUCTURAL, SYSTEMS AND APPLIANCES: ARE YOU (SELLER) AWARE OF...**

- A. 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
  - B. 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
  - C. An alternative septic system on or serving the Property .....  Yes  No
- Explanation: \_\_\_\_\_

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

**9. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: ARE YOU (SELLER) AWARE OF...**

- 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: \_\_\_\_\_

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

**10. WATER-RELATED AND MOLD ISSUES: ARE YOU (SELLER) AWARE OF...**

- A. Water intrusion, whether past or present, 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
  - B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property .....  Yes  No
  - C. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood .....  Yes  No
- Explanation: **Property is located in zone AE, please see attached flood certificate.**

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

**11. PETS, ANIMALS AND PESTS: ARE YOU (SELLER) AWARE OF...**

- A. Past or present pets on or in the Property .....  Yes  No
  - B. Past or present problems with livestock, wildlife, insects or pests on or in the Property .....  Yes  No
  - C. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above .....  Yes  No
  - D. 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 \_\_\_\_\_

Explanation: \_\_\_\_\_

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property





Property Address: ---, -, - **31153 Lavender Ct# , Temecula, CA 92592**

**12. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS: ARE YOU (SELLER) AWARE OF...**

- A. Surveys, easements, encroachments or boundary disputes .....  Yes  No
- B. 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
- C. Use of any neighboring property by you .....  Yes  No

Explanation: Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

**13. LANDSCAPING, POOL AND SPA: ARE YOU (SELLER) AWARE OF...**

- A. Diseases or infestations affecting trees, plants or vegetation on or near the Property .....  Yes  No
- B. 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
- C. A pool heater on the Property .....  Yes  No
  - If yes, is it operational? ....  Yes  No
- D. A spa heater on the Property .....  Yes  No
  - If yes, is it operational? ....  Yes  No
- E. 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: Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

**14. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICABLE) ARE YOU (SELLER) AWARE OF...**

- A. 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
- B. Any declaration of restrictions or Architectural Committee that has authority over improvements made on or to the Property .....  Yes  No
- C. 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: B) Contact HOA for specific guidelines and requirements.

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

**15. TITLE, OWNERSHIP LIENS, AND LEGAL CLAIMS: ARE YOU (SELLER) AWARE OF...**

- A. Any other person or entity on title other than Seller(s) signing this form .....  Yes  No
- B. Leases, options or claims affecting or relating to title or use of the Property .....  Yes  No
- C. 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
- D. 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
- E. 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
- F. 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: \_\_\_\_\_  
Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

**16. NEIGHBORS/NEIGHBORHOOD: ARE YOU (SELLER) AWARE OF...**

- A. 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, 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 .....  Yes  No
- B. Any past or present disputes or issues with a neighbor which could impact the use and enjoyment of the Property .....  Yes  No

Explanation: \_\_\_\_\_  
Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property



Property Address: ---, -, - - **31153 Lavender Ct# , Temecula, CA 92592**

**17. GOVERNMENTAL:**

**ARE YOU (SELLER) AWARE OF...**

- A. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property .....  Yes  No
- B. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property .....  Yes  No
- C. Existing or contemplated building or use moratoria that apply to or could affect the Property .....  Yes  No
- D. 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
- E. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals .....  Yes  No
- F. 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
- G. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property. ....  Yes  No
- H. Whether the Property is historically designated or falls within an existing or proposed Historic District .....  Yes  No
- I. 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
- J. Any differences between the name of the city in the postal/ mailing address and the city which has jurisdiction over the property .....  Yes  No

Explanation: Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

**18. OTHER:**

**ARE YOU (SELLER) AWARE OF...**

- A. Any occupant of the Property smoking or vaping any substance on or in the Property, whether past or present .....  Yes  No
- B. Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth .....  Yes  No
- C. 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: Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

19.  (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 Megan Meyer Authorized Signer on Behalf of Opendoor Property Trust I Date 06/15/2022  
 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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DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY <b>STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)</b>		Cust Num: 225067 Cost Cent:	OMB Control No. 1660-0040 Expires: 10/31/18	
<b>SECTION I</b>				
1. LENDER/SERVICER NAME AND ADDRESS  OS NATIONAL LLC & OPENDOOR LABS INC 405 HOWARD ST SUITE 550 SAN FRANCISCO, CA 94105		2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) (See instructions for more information.)  OS NATIONAL 31153 LAVENDER CT TEMECULA, CA 92592-4175		
3. LENDER/SERVICER ID #	4. LOAN IDENTIFIER	5. AMOUNT OF FLOOD INSURANCE REQUIRED		
<b>SECTION II</b>				
<b>A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION</b>				
1. NFIP community name  CITY OF TEMECULA	2. County(ies)  RIVERSIDE COUNTY	3. State  CA	4. NFIP community number  060742	
<b>B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING / MOBILE HOME</b>				
1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A").  060742-3305G	2. NFIP Map Panel Effective/ Revised Date  08/28/2008	3. Is there a Letter of Map Change (LOMC)?  <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		
4. Flood Zone  B/X	5. No NFIP map	(If yes, and LOMC date/no. is available, enter date and case no. below). Date: 11/18/2008 Case No: 09-09-0211A		
<b>C. FEDERAL FLOOD INSURANCE AVAILABILITY (check all that apply)</b>				
1. <input checked="" type="checkbox"/> Flood insurance is available (community participates in NFIP). <input checked="" type="checkbox"/> Regular Program <input type="checkbox"/> Emergency Program of NFIP				
2. <input type="checkbox"/> Federal Flood insurance is not available because community is not participating in the NFIP.				
3. <input type="checkbox"/> Building/Mobile home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area ( OPA ), Federal Flood insurance may not be available. CBRA/OPA designation date: _____				
<b>D. DETERMINATION</b>				
<b>IS BUILDING / MOBILE HOME IN SPECIAL FLOOD HAZARD AREA ( ZONES CONTAINING THE LETTERS "A" OR "V" )?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, flood insurance is required by the Flood Disaster Protection Act of 1973. If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.				
<b>E. COMMENTS (optional):</b>				
Request Date: 06/15/2022 Service Type: Life Of Loan Requested By: IAN LENAHAN  Input address: 31153 LAVENDER CT, TEMECULA, CA 92592  <b>This flood determination is provided solely for the use and benefit of the entity named in Section 1, Box 1 in order to comply with the 1994 Reform Act and may not be used for or relied upon by any other entity or individual for any purpose, including, but not limited to deciding whether to purchase a property or determining the value of a property.</b>  This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.				
<b>F. PREPARER'S INFORMATION</b>		Certificate: 90463808-0		
Name, address, telephone number (if other than lender)		<b>DATE OF DETERMINATION</b>		
 LERETA, LLC 901 Corporate Center Dr Pomona, CA 91768 (800) 736 - 3109		06/15/2022		





# KEYSTONE

## IMPORTANT REMINDER:

To ensure new homeowners are set up properly without delays, **please provide the following:**

- Property Address
- Close of escrow date
- Buyer's full name(s) and mailing address
- Seller's full name(s) and forwarding address (for refund purposes)
- Intent for closing checks made out to the association (I.e. Seller May dues, Buyer June dues)
- Separate checks for Keystone transfer fees and homeowner association payments

**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)  
Reflections and Enclave at Temecula Lane Homeowners Association  
Keystone Pacific Property Management, LLC**

**Property Information:**

31153 Lavender Ct Unit: # 50  
Temecula, CA 92592-4175  
Seller:  
Buyer: Opendoor Property Trust I Delaware statutory trust

**Requestor:**

IH Closing  
Hu Ding  
415-236-2577  
Estimated Closing Date: 05-04-2022

**General Information**

This information is good through	05-31-2022
Is this account in collections?	No
The regular assessment is paid through:	04/30/2022
The regular assessment is next due:	05/01/2022
What day of the month are regular assessments due?	1
How many days after the due date is the regular assessment considered delinquent?	16
The penalty for delinquent assessments is:	10%

**Specific Fees Due To Reflections and Enclave at Temecula Lane Homeowners Association**

Assessment Data:

Monthly Assessment ( Frequency: Monthly )	\$130.00
Are there any current special assessments or governing body approved special assessments, against units within the association? If yes, a comment is provided.	No
Owner's current balance due (you may total the owners balance due using the breakdown below):	\$130.00

**Comments: Balance reflects May dues**

**Note: seller is enrolled on our ACH program. Dues will be drawn on the 1st week of each month unless seller cancels**

**You must request a demand from California Sub Meters for the amount owed by the seller.**

Monthly Assessment	\$130.00
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**General Association Information**

Are there any violations against this unit?	No
Is the association or the developer (if the project has not been turned over to the homeowners association) involved in any current or pending litigation? If yes, a comment is required. (Do not include neighbor disputes or rights of quiet enjoyment, litigation where the claim amount is known and the insurance carrier will provide defense and coverage, or where the HOA is named as a plaintiff in a foreclosure action or to collect past due assessments).	No



**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)  
Reflections and Enclave at Temecula Lane Homeowners Association  
Keystone Pacific Property Management, LLC**

**Property Information:**

31153 Lavender Ct Unit: # 50  
Temecula, CA 92592-4175

Seller:

Buyer: Opendoor Property Trust I Delaware statutory trust

**Requestor:**

IH Closing

Hu Ding

415-236-2577

Estimated Closing Date: 05-04-2022

Is there a restriction in the governing documents limiting the occupancy, residency, or use of a separate interest on the basis of age in a manner different from that provided in California Civil Code Section 51.3? If yes, please comment. No

Is there a provision in the governing documents that prohibits the rental or leasing of any of the separate interests in the common interest development to a renter, lessee or tenant? If yes, please comment. No

Does a preliminary list of defects exist pursuant to Section 6000 of the Davis Stirling Act? If yes, please comment and provide the list. No

Does a Settlement Notice regarding common area defects exist pursuant to Section 6100 of the Davis Stirling Act? If yes, please comment and provide the list. No

**Insurance Information**

Insurance broker's or agent's company name: LaBarre/Oksnee Insurance

Identify the insurance agent's name: Keith Hatch

Insurance agent's phone number: 800-698-0711

Insurance agent's fax number: 949-588-1275

Insurance agent's email address:

*Angela Rabina*

**Angela Rabina, Escrow Associate (VS)**

**Date: 05-04-2022**

**Keystone Pacific Property Management, LLC**

**Phone: 949-833-2600**





**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)  
Reflections and Enclave at Temecula Lane Homeowners Association  
Keystone Pacific Property Management, LLC**

**Property Information:**

31153 Lavender Ct Unit: # 50

Temecula, CA 92592-4175

Seller:

Buyer: Opendoor Property Trust I Delaware statutory trust

**Requestor:**

IH Closing

Hu Ding

415-236-2577

Estimated Closing Date: 05-04-2022

**Comments:**

Please contact California Sub-Meters directly to request a demand for amounts owed. See the form titled "California Sub-Meters Request for Escrow Demand".

You will need to contact us for an updated account balance upon closing.

Note this property is also in the Temecula Lane master association managed by Powerstone.

**NOTE: TO ENSURE THAT WE PROPERLY RELEASE ALL LIENS AND THAT THE BALANCE PROVIDED UPON CLOSINGS COVERS ALL LIENS AND ENCUMBRANCES, PLEASE PROVIDE US A COPY OF ALL LIENS, JUDGMENTS AND/OR ABSTRACT PULLED FROM TITLE.**



**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)**  
**Reflections and Enclave at Temecula Lane Homeowners Association**  
**Keystone Pacific Property Management, LLC**

**Property Information:**

31153 Lavender Ct Unit: # 50  
 Temecula, CA 92592-4175

Seller:

Buyer: Opendoor Property Trust I Delaware statutory trust

**Requestor:**

IH Closing

Hu Ding

415-236-2577

Estimated Closing Date: 05-04-2022

**Fee Summary**

**Amounts Prepaid**

Insurance Dec Page (Non Required Civil Code Sec. 4525)	\$30.00
Reserve Study (Non Required Civil Code Sec. 4525)	\$60.00
Closing Statement of Fees and Association Documents (Required Civil Code Sec. 4525)	\$503.00
Convenience Fee	\$7.95
<b>Total</b>	<b>\$600.95</b>

**Fees Due to Keystone Pacific Property Management, LLC**

New Account Setup Fee	\$250.00
<b>Total</b>	<b>\$250.00</b>

**Fees Due to Reflections and Enclave at Temecula Lane Homeowners Association**

Prepaid Assessments	\$130.00
Owner Current Balance	\$130.00
<b>Total</b>	<b>\$260.00</b>

*\*Balance reflects May dues*

*Note: seller is enrolled on our ACH program. Dues will be drawn on the 1st week of each month unless seller cancels*

*You must request a demand from California Sub Meters for the amount owed by the seller.*



**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)  
Reflections and Enclave at Temecula Lane Homeowners Association  
Keystone Pacific Property Management, LLC**

**Property Information:**

31153 Lavender Ct Unit: # 50  
Temecula, CA 92592-4175  
Seller:  
Buyer: Opendoor Property Trust I Delaware statutory trust

**Requestor:**

IH Closing  
Hu Ding  
415-236-2577  
Estimated Closing Date: 05-04-2022

**PLEASE RETURN THIS FORM WITH YOUR CHECK AND CERTIFIED COPIES OF THE CLOSING DISCLOSURE FORM (FORMERLY THE HUD-1 FORM) AND THE GRANT OR WARRANTY DEED. PLEASE INDICATE CONFIRMATION NUMBER VDXHDGLSZ ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.**

**Fees Due to Keystone Pacific Property Management, LLC**

New Account Setup Fee	\$250.00
<b>Total</b>	<b>\$250.00</b>

**Fees Due to Reflections and Enclave at Temecula Lane Homeowners Association**

Prepaid Assessments	\$130.00
Owner Current Balance	\$130.00
<b>Total</b>	<b>\$260.00</b>

*\*Balance reflects May dues*

*Note: seller is enrolled on our ACH program. Dues will be drawn on the 1st week of each month unless seller cancels*

*You must request a demand from California Sub Meters for the amount owed by the seller.*

**Include this confirmation number VDXHDGLSZ on the check for \$250.00 payable to and send to the address below.**

**Keystone Pacific Property Management, LLC  
16775 Von Karman Ave Suite 100  
Irvine, CA 92606**

**Include this confirmation number VDXHDGLSZ on the check for \$260.00 payable to and send to the address below.**

**Reflections and Enclave at Temecula Lane Homeowners Association  
16775 Von Karman Ave Suite 100  
Irvine, CA 92606**





**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)  
Reflections and Enclave at Temecula Lane Homeowners Association  
Keystone Pacific Property Management, LLC**

**Property Information:**

31153 Lavender Ct Unit: # 50  
Temecula, CA 92592-4175  
Seller:  
Buyer: Opendoor Property Trust I Delaware statutory trust

**Requestor:**

IH Closing  
Hu Ding  
340 S LEMON AVE #2690  
WALNUT, CA 91789  
415-236-2577  
contactus@ihclosing.com

**Closing Information**

File/Escrow Number:  
Estimated Close Date: 05-04-2022  
HomeWiseDocs Confirmation #: VDXHDGLSZ

Sales Price:  
Closing Date:  
Is buyer occupant? No

**Status Information**

Date of Order: 04-25-2022  
Board Approval Date:  
Order Completion Date: 05-04-2022  
Date Paid: 04-25-2022

Order Retrieved Date:  
Inspection Date:

**Community Manager Information**

Company: Keystone Pacific Property Management,  
Completed By: Angela Rabina  
Primary Contact: Angela Rabina  
Address:  
16775 Von Karman Ave Suite 100  
Irvine, CA 92606  
Phone: 949-833-2600  
Fax: 949-833-0919  
Email: arabina@keystonepacific.com

