



REAL ESTATE TRANSFER DISCLOSURE STATEMENT
(CALIFORNIA CIVIL CODE § 1102, ET SEQ.)
(C.A.R. Form TDS, Revised 6/23)

This property is a duplex, triplex or fourplex. A TDS is required for all units. This TDS is for all units (or only unit(s) ).
THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Corona, COUNTY OF Riverside, STATE OF CALIFORNIA,

DESCRIBED AS 2295 Indigo Hills Dr# Unit 2, Corona, CA 92879

THIS STATEMENT A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) 07/08/2024. NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) THIS TRANSACTION, AND 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 § 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 air pollution annoyances, earthquake, fire, flood, 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 receipt for deposit.
Additional inspection reports disclosures: Seller may have obtained a limited number of third-party inspections that will be supplied to Buyer at buyers 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 his information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in his transaction to provide a copy of this statement to any person entity in connection with any actual anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATION OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Seller is occupying the property.

A. The subject property has the items checked below:\*

- 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), Exhaust Fan(s) in, Gas Starter, Other:
Wall/Window Air Conditioning, Sprinklers, Public Sewer System, Septic Tank, Sum Pump, Water Softener, Patio/Decking, Built-in Barbecue, Gazebo, Security Gate(s), Garage: 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, Other City of Corona, 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 Tile Fireplace(s) in Living room
Age: 5 to 6 years (approx.)

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) Age of roof indicates it was replaced during prior ownership - Details unknown.



Property Address: 2295 Indigo Hills Dr# Unit 2, Corona, CA 92879 Date: 07/08/2024

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, amenity is not a precondition of sale 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 § 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with § 19890) of Part 3 of Division 13 of, the pool safety standards of Article 2.5 (commencing with § 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. § 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 § 1101.4 of the Civil Code.

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

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

**2) Property is a condo, party walls present.**

**12) Buyer to confirm CC&Rs per neighborhood**

**13/14) Laing's First Edition Corona, phone number: (800) 350-3103, main Fee: \$332.64 paid monthly. 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 § 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 § 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, strapped in place in accordance with applicable law.

**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 Behalf of Opendoor Property Trust I Date 07/08/2024

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

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Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

Seller's Initials MM / \_\_\_\_\_



**REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 2 OF 3)**

Produced with Lone Wolf Transactions (zipF Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.co](http://www.lwolf.co)

Property Address: 2295 Indigo Hills Dr# Unit 2, Corona, CA 92879 : 07/08/2024

**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 For )
- Agent notes no items for disclosure.
- Agent notes the following items: \_\_\_\_\_

Agent (Broker Representing Seller) Opendoor Brokerage Inc. By Gabriel Valdez Date 07/08/2024  
(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 For )
- 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 INSPECTION 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/W E ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.**

Seller Megan Meyer <sup>Authorized Signer on Behalf of</sup> Opendoor Property Trust I Date 07/08/2024 Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent (Broker Representing Seller) Opendoor Brokerage Inc. By Gabriel Valdez Date 07/08/2024  
(Please Print) (Associate Licensee or Broker Signature)

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

**§ 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 QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.**

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SELLER PROPERTY QUESTIONNAIRE
(C.A.R. Form SPQ, Revised 12/23)

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.

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.

Seller makes the following disclosures with regard to the real property or manufactured home described as 2295 Indigo Hills Dr# Unit 2, Corona, CA 92879, Assessor's Parcel No. 172-022-066 situated in Corona, County of Riverside California ("Property").

This property is a duplex, triplex or fourplex. A SPQ is required for all units. This SPQ is for ALL units (or only unit(s)).

- 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.
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.
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.
4. SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." A "yes" answer is appropriate no matter how long ago the item being asked about happened or was documented unless otherwise specified.

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, and whether or not Seller acted upon the item), 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. Note: If yes, provide any such documents in your possession to Buyer. Explanation:

- 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. B. An Order from a government health official identifying the Property as being contaminated by methamphetamine. C. The release of an illegal controlled substance on or beneath the Property. D. Whether the Property is located in or adjacent to an "industrial use" zone. E. Whether the Property is affected by a nuisance created by an "industrial use" zone. F. Whether the Property is located within 1 mile of a former federal or state ordnance location. G. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision.

© 2023, California Association of REALTORS®, Inc. SPQ REVISED 12/23 (PAGE 1 OF 4) Buyer's Initials / Seller's Initials MM

Property Address: 2295 Indigo Hills Dr# Unit 2, Corona, CA 92879

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

G. Property is part of HOA.

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 (if No, leave (a) and (b) blank).....  Yes  No  
(a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed (if No, leave (b) blank) .....  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: 7A. See attached renovation summary D. Interior painting done for the 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  
D. Whether any structure on the Property is an Accessory Dwelling Unit (ADU) .....  Yes  No  
(1) If Yes to D, has the ADU received a permit or other government approval .....  Yes  No  
(2) If Yes to D, are there separate utilities and meters for the ADU .....  Yes  No

Explanation: 8A. Installed new carpet at all previously carpeted locations.

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  
If yes, was federal flood disaster assistance conditioned upon obtaining and maintain flood insurance on the Property .....  Yes  No  
(NOTE: If the assistance was conditioned upon maintaining flood insurance, Buyer is informed that federal law, 42 USC 5154a requires Buyer to maintain such insurance on the Property and if it is not, and the Property is damaged by a flood disaster, Buyer may be required to reimburse the federal government for the disaster relief provided.)

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

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: \_\_\_\_\_

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: \_\_\_\_\_



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**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: \_\_\_\_\_

**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
    - (1) If yes, are they  automatic or  manually operated.
    - (2) 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: \_\_\_\_\_

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

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

- A. Property being a condominium or located in a planned unit development or other common interest subdivision....  Yes  No
- B. Any Homeowners' Association (HOA) which has any authority over the subject property.....  Yes  No
- C. Any "common area" (facilities such as pools, fitness centers, walkways, conference rooms, or other areas co-owned in undivided interest with others) .....  Yes  No
- D. CC&R's or other deed restrictions or obligations .....  Yes  No
- E. 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
- F. CC&R's or other deed restrictions or obligations or any HOA Committee that has authority over improvements made on or to the Property .....  Yes  No
  - (1) If Yes to F, any improvements made on or to the Property inconsistent with any declaration of restrictions or HOA Committee requirement .....  Yes  No
  - (2) If Yes to F, any improvements made on or to the Property without the required approval of an HOA Committee .....  Yes  No

Explanation: B) Property is part of HOA    D) Buyer to confirm CC&Rs per neighborhood  
F.) Contact HOA for specific guidelines and requirements.

**15. TITLE, OWNERSHIP, LIENS, AND LEGAL CLAIMS:**

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

- A. Other than the Seller signing this form, any other person or entity with an ownership interest .....  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. 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
- E. Any encroachments, easements, boundary disputes, or similar matters that may affect your interest in the subject property, whether in writing or not .....  Yes  No
- F. 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
- G. 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
- H. 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: D. Property is a condo, party walls present.



Property Address: 2295 Indigo Hills Dr# Unit 2, Corona, CA 92879

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
B. Any past or present disputes or issues with a neighbor which might impact the use, development and enjoyment of the Property

Explanation:

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
B. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property
C. Existing or contemplated building or use moratoria that apply to or could affect the Property
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
E. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals
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
G. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property
H. Whether the Property is historically designated or falls within an existing or proposed Historic District
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
J. Any differences between the name of the city in the postal/ mailing address and the city which has jurisdiction over the property

Explanation:

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
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
C. Whether the Property was originally constructed as a Manufactured or Mobile home
D. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer

Explanation:

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 07/08/2024

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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SPQ REVISED 12/23 (PAGE 4 OF 4)

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 4 OF 4)

**Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Update  
Laing's First Edition Corona  
Condominium Management Services**

**Property Information:**

2295 Indigo Hills Dr Unit: Unit 2  
Corona, CA 92879-7972

Seller: 

Buyer: OPENDOOR PROPERTY TRUST I, a Delaware

**Requestor:**

OS National  
Processing Team  
678-282-2342

Estimated Closing Date: 06-25-2024

**General Information**

This information is good through	05-31-2024
Is this account in collections?	No
What is the current regular assessment against the unit?	332.64
What is the frequency of the assessment charge?	Monthly
The regular assessment is paid through:	05-31-2024
The regular assessment is next due:	06-01-2024
What day of the month are regular assessments due?	1st
How many days after the due date is the regular assessment considered delinquent?	15
The penalty for delinquent assessments is:	10%, plus 1% interest per month after 30 days

**Specific Fees Due To Laing's First Edition Corona**

Closing agent is required to collect the following number of additional regular assessments at closing:	0
Are there any current special assessments or governing body approved special assessments, against units within the association? If yes, a comment is provided.	No
Is there any change in the association's current regular and special assessments and fees which have been approved by the board, but have not become due and payable as of the date disclosure is provided pursuant to this subdivision? If yes, please comment	No
Owner's current balance due (you may total the owners balance due using the breakdown below):	\$0.00

**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
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





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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: Cornerstone Insurance

Identify the insurance agent's name: Phil Hakopian

Insurance agent's phone number: 909-941-9080

Insurance agent's fax number: 909-941-9050

Insurance agent's email address:

*Liz Winters\**

**Liz Winters\*, Business Manager**

**Date: 05-29-2024**

**Condominium Management Services**

**Phone: 800-350-3103**



**Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Update  
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Seller: 

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**Comments:**

YOU MUST REQUEST FINAL FIGURES PRIOR TO CLOSING THROUGH [homewisedocs.com](http://homewisedocs.com)

ESCROW MUST PROVIDE THE BUYERS PROPERTY ADDRESS AND ANY OFF-SITE MAILING ADDRESS UPON CLOSE OF ESCROW TO CONDOMINIUM MANAGEMENT SERVICES. PLEASE PROVIDE A PHONE NUMBER AND/OR EMAIL IF THE OWNER WISHES TO HAVE THAT PLACED ON THEIR ACCOUNT.



**Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Update  
Laing's First Edition Corona  
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Estimated Closing Date: 06-25-2024

**Fee Summary**

**Amounts Prepaid**

Financial Statement Review (Required Civil Code Sec. 4525) Update	\$0.00
Minutes of Regular Board Meetings (Required Civil Code Sec. 4525) Update	\$0.00
Insurance Dec Page (Non Required Civil Code Sec. 4525)	\$25.00
Closing Statement of Fees, Association Documents and Minutes (Required Civil Code Sec. 4525)	\$412.00
Convenience Fee	\$9.95
<b>Total</b>	<b>\$446.95</b>

**Fees Due to Condominium Management Services**

Transfer Fee	\$350.00
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Update	\$25.00
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Update	\$25.00
<b>Total</b>	<b>\$400.00</b>

**Fees Due to HomeWiseDocs.com (Service/Delivery Fees)**

Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Update	\$5.00
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Update	\$5.00
<b>Total</b>	<b>\$10.00</b>



**Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Update  
Laing's First Edition Corona  
Condominium Management Services**

**Property Information:**

2295 Indigo Hills Dr Unit: Unit 2

Corona, CA 92879-7972

Seller: 

Buyer: OPENDOOR PROPERTY TRUST I, a Delaware

**Requestor:**

OS National

Processing Team

678-282-2342

Estimated Closing Date: 06-25-2024

**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 3WBKBJBXT-up2 ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.**

**Fees Due to Condominium Management Services**

Transfer Fee	\$350.00
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Update	\$25.00
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Update	\$25.00
<b>Total</b>	<b>\$400.00</b>

**Fees Due to HomeWiseDocs.com (Service/Delivery Fees)**

Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Update	\$5.00
Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Update	\$5.00
<b>Total</b>	<b>\$10.00</b>

**Include this confirmation number 3WBKBJBXT-up2 on the check for \$400.00 payable to and send to the address below.**

**Condominium Management Services**

**675 West Foothill Boulevard, Suite 104**

**Claremont, CA 91711**

**Include this confirmation number 3WBKBJBXT-up2 on the check for \$10.00 payable to and send to the address below. **\*\*Must return the HomeWiseDocs.com Invoice below with payment.\*\*****

**Bill2Pay**

**Attn: HomeWise Payment Processing**

**P.O. Box 31243**

**Tampa, FL 33631-3243**

Please return check with barcode for faster processing



**HomeWiseDocs.com Invoice**

**ATTENTION: This page must be returned with check made payable to: HomeWiseDocs.com**

Return to:

**Bill2Pay  
Attn: HomeWise Payment Processing  
P.O. Box 31243  
Tampa, FL 33631-3243**

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Order: **3WBKBJXT-up2**

Property Information:  
2295 Indigo Hills Dr Unit: Unit 2  
Corona, CA 92879-7972

**Fees due to HomeWiseDocs.com: \$10.00**

\*\*NOTE: Other fees might be due and payable to the Management Company and/or HOA.  
Attention: This page must be returned with check made payable to: HomeWiseDocs.com.

Please return check with barcode for faster processing



**Required Statement of Fees - Demand (Required Civil Code Sec. 4525) Update  
Laing's First Edition Corona  
Condominium Management Services**

**Property Information:**

2295 Indigo Hills Dr Unit: Unit 2  
Corona, CA 92879-7972

Seller: 


Buyer:  PROPERTY TRUST I, a Delaware

**Requestor:**

OS National  
Processing Team  
3097 Satellite Blvd, Suite 500  
Duluth , GA 30096  
678-282-2342  
souprocessing@osnational.com

**Closing Information**

File/Escrow Number:  
Estimated Close Date: 06-25-2024  
HomeWiseDocs Confirmation #: 3WBKBJBXT-up2

Sales Price:   
Closing Date:  
Is buyer occupant? No

**Status Information**

Date of Order: 05-29-2024  
Board Approval Date:  
Order Completion Date: 05-29-2024

Order Retrieved Date:  
Inspection Date:

**Community Manager Information**

Company: Condominium Management Services  
Completed By: Liz Winters\*  
Primary Contact: Liz Winters\*  
Address:  
675 West Foothill Boulevard, Suite 104  
Claremont, CA 91711  
Phone: 800-350-3103  
Fax: 909-398-0178  
Email: liz@cmsgmt.com



Property Renovation Summary



2295 Indigo Hills Dr Unit 2, Corona, CA 92879

*Information on permits (if any) may be obtained from the contractor*

Description	Contractor	Contractor Information
Installed flooring in interior of the home.	<b>Redi Carpet Inc - RIV</b>	<b>Redi Carpet Inc - RIV</b> don.roberts@redicarpet.com (623) 383-5164
Repainted Interior of the home.	<b>G 3 Equity - RIV</b>	<b>G 3 Equity - RIV</b> g3equity@gmail.com (310) 867-1045