WEICHERT "NO REPRESENTATION" DISCLOSURE STATEMENT

This Disclosure Statement by Weichert Workforce Mobility Inc. (Weichert), concerns the real property and fixtures (the "Property") located at the following address: **3631 Skylark Way , Brea, CA 92823**

Weichert has purchased or is in the process of purchasing the property pursuant to a Service Agreement with the employers of the Property's record title owner, **Christopher Saleh Saca, as Trustee and Xochitl Saca, as Trustee** ("Weichert Seller"). Weichert, as its option, may deliver title either by deed directly from said "Weichert Seller" or by deed executed by Weichert. Weichert Seller is the Grantor on the deed to be conveyed to Weichert or the Buyer, but Weichert has never occupied the Property in any event.

1. As a condition of Weichert's purchase of the property from Weichert Seller, Weichert obtained the attached Seller Disclosure Statement with its appended reports (if any) from Weichert Seller. **PLEASE NOTE**: since Weichert has never occupied the property and cannot verify whether all the information provided in the attached "Weichert Seller Disclosure Statement" is accurate or complete. Weichert can only provide Buyer with this "Weichert No-Representation Disclosure Statement" (together with any appended reports, concerning the condition of the property. This "Weichert No Representation Disclosure Statement" is not a statement or representation made by Weichert with respect to the Property, and therefore Weichert makes no warranties or representation with respect to the Property or with respect to the completeness or accuracy of the "Weichert Seller Disclosure Statement" (and any appended reports. Weichert is therefore providing both **(1)** The "Weichert Seller Disclosure Statement" with (any appended reports; and **(2)** The "Weichert No Representation Disclosure Statement (with any appended reports) to a prospective Buyer for whatever informational purposes there documents (with any appended reports) may or may not have. Neither of these two (2) documents (with any appended reports) shall be deemed to be any sort of warranty from Weichert or Weichert Seller to a prospective Buyer regarding the Property, and neither of these two (2) documents (with any appended reports) is a substitute for any independent inspection of the property by a prospective Buyer.

2. Where Weichert may supply a prospective Buyer with specific information and/or reports, such information and/or reports, are specifically referenced herein at Paragraph 20, entitled "REPORTS, INFORMATION, AND DISCLAIMERS".

Statement and Representation of Weichert starts on the next page.

BASED ON THE FOREGOING, THE STATEMENT AND REPRESENTATION OF CompanyAbbreviation AS TO THE PROPERTY IS AS FOLLOWS:

PREAMBLE: The term "ever" when used herein refers to problems of which you became aware by persona observation or otherwise during your occupancy and/or by any former owner(s).

1. HOUSE SYSTEMS AND PROPERTY STRUCTURES

1(a) Are you aware of any present or past problems affecting one or more of the following :
CHECK "N/A" FOR ANY ITEM(S) THAT ARE NOT APPLICABLE

	NO REPRESENTATION		NO REPRESENTATION
Electrical wiring	X	Exterior Walls, including any siding/other covering	X
Air Conditioning - Central	X	Ceiling	X
Air Conditioning - Other (Type_____)	X	Windows	X
Plumbing	X	Doors	X
Floors	X	Driveways	X
Well	X	Fences	X
Sprinkler System	X	Patios	X
Smoke Detector	X	Interior Lighting/Fixtures	X
Interior Walls	X	Exterior Lighting/Fixtures	X

	NO REPRESENTATION
1(b) Does the property have one (1) or more fireplaces	X
1(c) If "Yes" to 1(b), are you aware of any present or past problem(s) with the chimney(s), firebox(es), damper(s), and/or flue(s)	X
1(d) Does the property have any flue(s) for wood, coal, and/or oil stoves or furnaces	X
1(e) If "Yes" to 1(d), are you aware of any present or past problem(s) with the wood, coal, and/or oil stove or furnace flue(s)	X
1(f) Are all appliances included in the sale in working order	X
1(g) What type(s) of siding are on the exterior walls:	X
1(h) In what year the home was built:	X

2. HEATING / HOT WATER / WINTERIZATION

	NO REPRESENTATION
2(a) Type of heating system(s):	X
2(b) Type of hot-water system:	X
2(c) Are all rooms heated by the system(s) identified in 2(a):	X
2(d) Are you aware of any heating/hot water system inspection(s) that were ever completed	X
2(e) If "Yes" to 2(d), do you have copies of any inspection(s) done	X
2(f) What is the age of the heating system:	X
2(g) When was the heating system last serviced:	X
2(h) System Ownership:	X
Propane/gas tank(s) for furnace	X
Propane/gas tank(s) for kitchen stove	X
Hot water heater(s)	X

3. ELECTRICAL SYSTEMS	NO REPRESENTATION
3(a) Are you aware of any electrical additions, changes, or repairs ever made to this property	X
3(b) If "Yes" to 3(a), are you aware if all required permits and/or government approvals were obtained	X
3(c) If "Yes" to 3(a), did you do any of the work yourself	X
3(d) If "Yes" to 3(a), was any of the work done by a licensed contractor	X
3(e) Are you aware of any electrical system inspection(s) that were ever completed	X
3(f) If "Yes" to 3(e), do you have copies of any electrical system inspection(s) done	X

4. INSULATION / ASBESTOS	NO REPRESENTATION
4(a) Are you aware if the property is insulated	X
4(b) Are you aware if urea formaldehyde foam insulation (UFFI) was ever present in the property:	X
4(c) Are you aware of any air test(s) for UFFI/formaldehyde that were ever done	X
4(d) If "Yes" to 4(c), do you have copies of any test results for UFFI/formaldehyde	X
4(e) Are you aware if asbestos-containing insulation and/or materials is present	X
4(f) Are you aware of any test(s) for asbestos-containing insulation or materials ever completed on the home:	X
4(g) If yes to 4(f), do you have copies of any asbestos test results on the home:	X

5. MOISTURE	NO REPRESENTATION
5(a) Are you aware of any present or past water problems and/or dampness conditions anywhere in the house including but not limited to roofs, floors, walls (exterior/interior and between) bathrooms, kitchens, basement, crawl space:	X
5(b) If "Yes" to Question 5(a), are you aware if the problem(s) have been corrected?	X
5(c) Are you aware of any moisture test(s) ever completed on the home or other structure(s) on the property:	X
5(d) If "Yes" to 5(c), do you have copies of any moisture test(s) results:	X

6. INDOOR AIR QUALITY (IAQ) / MOLD / RADON GAS	NO REPRESENTATION
6(a) Are you aware of any present or past mold problem (visible mold and/or non-visible mold) in this property	X
6(b) Are you aware of any present or past Indoor Air Quality problem in this property	X
6(c) Are you aware of any IAQ test(s) ever done to determine if there is an Indoor Air Quality problem in this property	X
6(d) If "Yes: to 6(c), do you have copies of any IAQ tests done	X
6(e) Are you aware of any present or past elevated Radon Gas in this property	X
6(f) Is there a radon mitigation system installed in the property	X
6(g) Are you aware of any test(s) ever done to determine if there is a Radon Gas problem in this property	X
6(h) If "Yes" to 6(g), do you have copies of any of the tests done	X

7. ADDITIONS / RENOVATIONS	NO REPRESENTATION
7(a) Are you aware of any structural additions, changes, and/or repairs made to this property by former owners	X
7(b) If "Yes" to 7(a), are you aware if all required permits and/or government approvals were obtained	X
7(c) If "Yes" to 7(a) Are you aware if any work was done by a licensed contractor	X
7(d) Have you made any structural additions, changes, and/or repairs to this property	X
7(e) If "Yes" to 7(d), are you aware if you all required permits and/or government approvals were obtained	X
7(f) If "Yes" to 7(d), were structural additions, changes, and/or repairs done by a licensed contractor	X
7(g) If "Yes" to 7(f), did you do any of the work yourself	X
7(h) If "Yes" to 7(a) or 7(d) do you have copies of the required permits for the completed work	X

8. LAND / FOUNDATION	NO REPRESENTATION
8(a) Are you aw are if this property is located in a flood zone	X
8(b) Are you aw are if this property ever had a drainage or flooding problem	X
8(c) Are you aw are if this property is located on an earthquake fault	X
8(d) Are you aw are if the property is located on filled or expansive soil	X
8(e) Are you aw are of any present or past sliding, settling, earth movement, upheaval, or earth stability problems on your property	X
8(f) Are you aw are of any present or past sliding, settling, earth movement, upheaval, or earth stability problems in the immediate neighborhood	X
8(g) Are you aw are of any present or past underground fuel tank(s) on this property	X
8(h) If “Yes” to 8(g) are you aw are of any present or past problem(s) w ith any underground fuel tank(s), including but not limited to leaking	X
8(i) Are you aw are of any inspection(s) and/or test(s) ever completed on the underground tank(s)	X
8(j) If “Yes” to 8(i), do you have copies of any inspections/tests done	X

9. ROOF	NO REPRESENTATION
9(a) Are you aw are of any present or past leaks in the roof	X
9(b) Are you aw are of any present or past problems w ith the roof, other than leaks	X
9(c) Are you aw are of any repairs made to the roof	X
9(d) Are you aw are if the roof w as ever replaced	X
9(e) Are you aw are of any roof inspection(s) ever completed on the home	X
9(f) If “Yes” to 9(e), do you have copies of any inspections done	X
9(g) In w hat year w as the roof installed:	X

10. EXTERIOR CLADDING	NO REPRESENTATION
10(a) Is any part of your exterior cladding made of Stucco (any type)	X
10(b) Are you aw are w hat type of Stucco you have	X
10(c) Are you aw are of any Stucco repairs made to the property	X
10(d) Are you aw are if any Synthetic Stucco (E.I.F.S. - External Insulated Finish Systems) w as ever present on the property	X
10(e) If Synthetic Stucco is present on this property, are you aw are of any repairs ever made to it	X
10(f) Are you aw are of any Synthetic Stucco problem affecting other properties in this neighborhood	X
10(g) Are you aw are if any part of your exterior cladding is made of Manufactured Stone Veneer (MSV)	X
10(h) Are you aw are of any test(s) ever done to determine if there is Synthetic Stucco present in this property and/or that the Stucco may be a problem	X
10(i) If “Yes to 10(h), do you have copies of any test(s) done	X
10(j) Are you aw are of any test(s) ever done to determine if there is Manufactured Stone Veneer present in this property and/or that the MSV may be a problem	X
10(k) If “Yes” to 10(j), do you have copies of any test(s) done	X

11. SEWAGE / DISPOSAL SYSTEM	NO REPRESENTATION
11(a) Is the property connected to a public system:	X
11(b) If "Yes" to 7(a),are you aw are of any sew age backup, drainage, and/or leakage problem(s) that ever existed on this property:	X
11(c) Is there a septic tank or cesspool system serving this property	X
11(d) Is you property part of a community disposal system	X
11(e) Are you aw are of any present or past problems w ith the septic tank, cesspool, or community disposal system serving this property and/or neighborhood	X
11(f) Are you aw are of any septic tank/cesspool test(s) ever completed for the system serving this property	X
11(g) If "Yes" to 11(f), do you have copies of any test(s) done	X

12. DRAINAGE / WATER SUPPLY	NO REPRESENTATION
12(a) Are you aw are if this property ever had a drainage and/or flooding problem:	X
12(b) Is this property connected to a public w ater supply:	X
12(c) Is this property serviced by a w ell	X
12(d) If "Yes" to 12(c), are you aw are of any problem that ever existed w ith the w ell:	X
12(e) Are you aw are of any tests completed for the w ell w ater, w ater quality, and/or w ater flow and pressure:	X
12(f) If "Yes" to 12(e), do you have copies of any tests.	X

13. POOL / SPA / HOT TUB / JACUZZI	NO REPRESENTATION
13(a) Is there a sw imming pool on this property and if "Yes", define w hat type: ☐ Above-ground ☐ In-ground	X
13(b) Are you aw are of problem(s), damage(s), and/or leak(s) that occurred w ith the pool such as structure, facing, lining, pump, heater, motor, etc.	X
13(c) If the property has an in-ground pool, is there a fence completely surrounding the pool	X
13(d) If "Yes" to 13(c), does the fencing height and construction meet local requirements	X
13(e) Is there one of more of the follow ing on the property: ☐ Hot Tub ☐ Spa ☐ Jacuzzi	X
13(f) Are you aw are of any problem(s), damage, and/or leaks that occurred w ith the hot tub, spa and/or Jacuzzi such as structure, facing, lining, pump, heater, motor, etc.	X
13(g) Are you aw are of any tests and/or inspections completed for the pool, hot tub, spa, and/or Jacuzzi	X
13(h) If "Yes" to 13(g), do you have copies of any tests done	X

14. BOUNDARIES / PROPERTY / TITLE / ZONING	NO REPRESENTATION
14(a) Are you aw are if any survey of this property w as ever completed:	X
14(b) Are you aw are if the boundaries of this property are marked in any w ay:	X
14(c) Are you aw are of any restrictions on your title to this property such as easements and/or encroachments (recorded or unrecorded) use restrictions, lot-line disputes, covenants, liens, or attachments on the property:	X
14(d) Are you aw are of any present or past property violations of any zoning ordinance or by-law (for example, if this property includes apartments, is this property properly zoned for apartment use)	X
14(e) Is the property located on a private road:	X
14(f) Are you aw are if there is any w ritten documentation regarding maintenance of the private road	X
14(g) If "Yes" to 14(f), do you have a copy of the w ritten agreement	X
14(h) Is the property serviced by a shared drivew ay	X
14(i) Are you aw are if there is any w ritten documentation regarding maintenance of the shared drivew ay	X
14(j) If "Yes" to 14(i), do you have a copy of the w ritten agreement	X

15. NEIGHBORHOOD	NO REPRESENTATION
15(a) Are you aware of any hazardous waste site and/or disposal facility within two (2) miles of the property	X
15(b) Are you aware of any high and/or extremely-high voltage power lines or cell towers within two (2) miles of the property	X
15(c) If "yes" to 15(b), are they visible from this property	X
15(d) Are you aware of any other neighborhood conditions or environmental problems that might affect this property	X

16. HOMEOWNERS' ASSOCIATION	NO REPRESENTATION
16(a) Is this property subject to the rules or regulations of any Homeowner's Association	X
16(b) Are you aware of any present or past problems for any common area(s) (If "Yes", please explain below)	X
16(c) Are you aware of any condition which may result in an increase in assessments	X
16(d) Is the Homeowners' Association responsible for the cost of all exterior and roof repairs to all units	X
16(e) Are you aware of any reason to expect an increase in assessments or dues in the next twelve (12) months	X
16(f) Are you aware of any existing or pending legal action involving the Homeowners' Association or Complex	X

17. VIOLATIONS / LEGAL ACTIONS / ASSESSMENTS	NO REPRESENTATION
17(a) Are you aware of any violations of local, state, or federal government laws or regulations relating to this property	X
17(b) Are you aware of any existing or threatened legal action affecting this property (If "Yes", please explain below)	X
17(c) Are you aware of any bonds or assessments for betterments that apply to this property (If "Yes", please explain below)	X

18. INSURANCE	NO REPRESENTATION
18(a) Have you ever filed an insurance claim on this property	X
18(b) Are you aware of the non-availability for any flood insurance (private or government-backed) for this property	X
18(c) Are you aware of any present or past conditions, including but not limited to any natural disaster(s), that either may result or resulted in an increase of insurance premiums	X
18(d) Are you aware of any present and/or past condition(s) of this property that might prevent, or prevented in the past, the issuance/renewal of locally conventional homeowner's insurance coverage for this property	X

19. MISCELLANEOUS	NO REPRESENTATION
19(a) Are you aware of any termite/pest control reports prepared for this property in the last five (5) years	X
19(b) Has the property been inspected by any exterminator in the last five (5) years	X
19(c) If Yes to 18(a) or 18(b), do you have copied of any reports/ and/or inspections	X
19(d) Have you had, or do you now have, any animals (pets) in this property	X
19(e) Does the municipality provide trash pick-up to this property	X
19(f) Is there a local trash dump or transfer station available to owners of this property	X

20. REPORTS, INFORMATION, AND DISCLAIMERS

A. REPORTS

Weichert has authorized and/or requested the below-checked reports and/or obtained third-party warranties such as for home appliances and/or Termite infestation, relating to the Property. If such reports/third-party warranties are checked below, any such checked reports and/or third-party warranties are attached hereto and are provided to Buyer for informational purposes only, as set forth more fully in sub-paragraph 20.C. hereof:

Check all that apply or check NONE if no report(s) to attach):

☐ Spa	☐ General Home Inspection	☐ Septic Tank Inspection	☐ Well Inspection
☐ Soil Report	☐ Termite/Pest Inspection/Bond	☐ Structural/Engineering Report	☐ Pool Inspection
☐ Stucco ID/Inspection	☐ Manuf. Stone Veneer Inspect.	☐ Moisture Test(s)	☐ Chimney Inspection
☐ Roof Inspection	☐ Asbestos Test(s)/Abatement	☐ Radon Test(s)	☐ Lead-Based Paint Test(s)
☐ Private Road Agreement	☐ Shared Drivew ay	☐ Shared Well Agreement	☐ Insurance Claim(s) Documents
☐ Building Permit(s)	☐ Builder's Home Warranty	☐ Other (Describe)	☐ NONE

Other (Describe):

B. INFORMATION

The following additional information ("Additional Information") and/or reports have come to Weichert's attention and are provided herein to Buyer for informational purposes only as set forth more full in sub-paragraph 20.C. hereof (describe below):

C. DISCLAIMER:

1. Because Weichert has never occupied the Property, Weichert makes no warranties or representations with respect to any positive or negative statements or omissions with respect to the condition of the Property contained in the reports and/or additional information identified in Paragraph 20.A. or 20.B. hereof or in the attached "Weichert Seller Disclosure Statement" and its appended report(s). Such reports, additional information, and the attached "Weichert Seller Disclosure Statement" and its appended report(s) were obtained by Weichert to help Weichert evaluate the Property, or were otherwise made known to Weichert. They are provided to Buyer for whatever informational purposes they may or may not have. Buyer should not rely upon any positive or negative statements or omissions contained in such report(s) or additional information, or treat such report(s) or additional information as any form of warranty by Weichert or Weichert Seller as to the condition of the Property. It is recommended that Buyer should obtain independent professional advice and/or inspections of the Property.
2. In the event that any repair(s) of the Property are negotiated between Weichert and Buyer to be performed by Weichert (whether such repairs relate to defects disclosed in any of the reports, disclosures, or additional information identified in Paragraph 20.A. or 20.B. hereof, or in the attached "Weichert No Representation Disclosure Statement and its appended report(s) or otherwise), it is understood that the performance of such repairs shall NOT be a representations or warranty as to the conditions of the property prior to or upon the completion of such repair(s), or that such defect(s) has/have been cured, irrespective of any oral or written statements made by Weichert or a Weichert representative indicating, or tending to indicate, that the defect(s) has/have been "repaired', "fixed", "cured", or otherwise completed in a workmanlike manner. The performance of such repair(s), and any statements relating to the efficacy or duration or effectiveness thereof in curing any defect(s) shall NOT be deemed to be any sort of warranty from Weichert regarding the Property, and is NOT to be deemed a substitute for an independent re-inspection of the Property by a prospective Buyer subsequent to the performance of such repair(s). In the event that third party warranties are obtained as part or result of the repair(s), such warranties are NOT warranties by Weichert as to the condition of the Property, and the prospective buyer must look to the third party warranties for any enforcement thereof.

21. DISCLOSURE OF LEAD-BASED PAINT

WEICHERT DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS AND ACHKNOWLEDGEMENT (SALE)

Lead Warning Statement

Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead-based paint that may place your children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Weichert Disclosure (Weichert to Initial ___KE____)	**Yes/No**
(a) Weichert has knowledge of lead-based paint and/or lead-based paint hazards present in the Property located at the following address; other than what may be disclosed by Weichert Seller: 3631 Skylark Way Brea, CA 92823	No
(b) Are there any records or reports relating to the above available to Weichert?	No

If "Yes", please provide and list by name:

Buyer's Acknowledgement (Buyer to Initial _____) - Check Yes or No to both questions (a) and (b) below.

(a)	Buyer has received copies of all information listed above.	☐ Yes ☐ No
(b)	Buyer has received the U.S. EPA Pamphlet "Protect Your Family from Lead in Your Home".	☐ Yes ☐ No

Check (c) or (d) below – using the box to the right of the line

(c)	Buyer received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.	☐ Received
(d)	Buyer waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.	☐ Waived

Agent's Acknowledgement (Agent to Initial _____) - Check Yes or No to question (a) below.

(a)	Agent has informed the Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.	☐ Yes ☐ No

Weichert No Representation Disclosure Statement

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Certification of Accuracy

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

Weichert:	_____	By:	Katherine Espinoza	Date:	September 17, 2019
	Weichert Representative Signature		Print Name		

For Weichert Workforce Mobility Inc. (Weichert) as Agent for its subsidiaries and affiliates.

I/We acknowledge receipt of a copy of this Weichert No Representation Disclosure Statement.

Buyer:	_____	By:	_____	Date:	_____
	Buyer Signature		Print Name		
Buyer:	_____	By:	_____	Date:	_____
	Buyer Signature		Print Name		