



REAL ESTATE TRANSFER DISCLOSURE STATEMENT
(CALIFORNIA CIVIL CODE §1102, ET SEQ.)
(C.A.R. Form TDS, Revised 6/20)

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Riverside, COUNTY OF Riverside, STATE OF CALIFORNIA, DESCRIBED AS 4861 Jackson St# Unit D, Riverside, CA 92503.

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) 12/17/2021. 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.

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

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

Exhaust Fan(s) in _____ 220 Volt Wiring in _____ Fireplace(s) in _____

Gas Starter _____ Roof(s): Type: Flat/Rolled roof Age: Unknown (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 (Besides Kwikset Security System) 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)

Buyer's Initials () ()

Seller's Initials MM ()

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Reviewed by _____ Date _____



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

Property Address: 4861 Jackson St# Unit D, Riverside, CA 92503 Date: 12/17/2021

- 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: _____)

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

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

- C.** Are you (Seller) aware of any the following:
- 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
 - 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
 - Any encroachments, easements or similar matters that may affect your interest in the subject property Yes No
 - Room additions, structural modifications, or other alterations or repairs made without necessary permits. Yes No
 - Room additions, structural modifications, or other alterations or repairs not in compliance with building codes Yes No
 - Fill (compacted or otherwise) on the property or any portion thereof Yes No
 - Any settling from any cause, or slippage, sliding, or other soil problems Yes No
 - Flooding, drainage or grading problems Yes No
 - Major damage to the property or any of the structures from fire, earthquake, floods, or landslides Yes No
 - Any zoning violations, nonconforming uses, violations of "setback" requirements Yes No
 - Neighborhood noise problems or other nuisances Yes No
 - CC&R's or other deed restrictions or obligations Yes No
 - Homeowners' Association which has any authority over the subject property Yes No
 - Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) Yes No
 - Any notices of abatement or citations against the property Yes No
 - 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

2) Property is a condo, party walls present.
12) Buyer to confirm CC&Rs per neighborhood
13) Queen Anne Circle HOA, 951-682-1000 and main Fee: \$190.00 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.**
- 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.
 - The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

Buyer's Initials () ()

Seller's Initials (MM) ()

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Reviewed by _____ Date _____



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

Property Address: 4861 Jackson St# Unit D, Riverside, CA 92503 Date: 12/17/2021

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 12/17/2021
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) Opendoor Brokerage Inc. By Ben Braksick Date 12/17/2021
(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 Behalf Of Opendoor Property Trust I Date 12/17/2021 Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

Agent (Broker Representing Seller) Opendoor Brokerage Inc. By Ben Braksick Date 12/17/2021
(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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Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, LLC.
a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020

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

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SELLER PROPERTY QUESTIONNAIRE
(C.A.R. Form SPQ, Revised 6/18)

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

I. Seller makes the following disclosures with regard to the real property or manufactured home described as **4861 Jackson St# Unit D, Riverside, CA 92503**, Assessor's Parcel No. **191-072-040**, situated in **Riverside**, County of **Riverside** California ("Property").

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

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

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

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

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

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

A. STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED: ARE YOU (SELLER) AWARE OF...

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

Explanation, or (if checked) see attached; _____

7) Property is part of HOA.

11) Seller has not inspected for plumbing fixtures, buyer should verify compliance per local codes

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

Buyer's Initials () ()

Seller's Initials *MM* ()



Property Address: 4861 Jackson St# Unit D, Riverside, CA 92503 Date: 12/17/2021

B. REPAIRS AND ALTERATIONS:

ARE YOU (SELLER) AWARE OF...

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

Explanation: 4) Interior paint as needed.

5) Home was built prior to 1978 - See Lead Based Paint Addendum.

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

C. STRUCTURAL, SYSTEMS AND APPLIANCES:

ARE YOU (SELLER) AWARE OF...

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

Explanation: 1) See Addendum.

Buyer is aware that security system does not convey with sale of home. Kwikset 914 lock will be replaced upon close.

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

D. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:

ARE YOU (SELLER) AWARE OF...

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

Explanation: _____

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

E. WATER-RELATED AND MOLD ISSUES:

ARE YOU (SELLER) AWARE OF...

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

Explanation: _____

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

F. PETS, ANIMALS AND PESTS:

ARE YOU (SELLER) AWARE OF...

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

Explanation: _____

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

Buyer's Initials () ()
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Seller's Initials MM ()

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 2 OF 4)

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Opendoor



Property Address: 4861 Jackson St# Unit D, Riverside, CA 92503 Date: 12/17/2021

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

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

Explanation: _____

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

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

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

Explanation: _____

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

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

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

Explanation: **2) 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

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

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

Explanation: _____

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

K. NEIGHBORHOOD: ARE YOU (SELLER) AWARE OF...

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

Buyer's Initials () ()

Seller's Initials MM ()

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SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 3 OF 4)



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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

Explanation: _____

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

L. GOVERNMENTAL: ARE YOU (SELLER) AWARE OF...

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

Explanation: _____

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

M. OTHER: ARE YOU (SELLER) AWARE OF...

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

Explanation: _____

M1: Seller may have obtained a limited number of third party inspections that will be supplied to Buyer at Buyer's request if available.

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

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

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

Seller Megan Meyer Authorized Signer on Behalf of Opendoor Property Trust I Date 12/17/2021
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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SPQ REVISED 6/18 (PAGE 4 OF 4)

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 4 OF 4)

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Opendoor





ADDENDUM

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

No. 1

The following terms and conditions are hereby incorporated in and made a part of the: [] Purchase Agreement, [] Residential Lease or Month-to-Month Rental Agreement, [x] Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), [x] Other Seller Property Questionnaire, dated 12/17/2021, on property known as 4861 Jackson St# Unit D, Riverside, CA 92503

in which [] is referred to as ("Buyer/Tenant") and Opendoor Property Trust I is referred to as ("Seller/Landlord").

PAGE 2, SECTION C. 1) STRUCTURAL, SYSTEMS AND APPLIANCES:

- CEILING: Replaced non-functioning ceiling fan.
DETECTORS: Replaced 3 battery operated smoke detecto and one CO2.
FLOORS: Installed new carpet at all previously carpeted locations.
PLUMBING: Plumbing repaired at kitchen ceiling.

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

Date []

Date 12/17/2021

Buyer/Tenant []

Seller/Landlord Megan Meyer Opendoor Property Trust I

Buyer/Tenant []

Seller/Landlord []

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ADM REVISED 12/15 (PAGE 1 OF 1)

ADDENDUM (ADM PAGE 1 OF 1)



Documentation provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information.

HOMEOWNERS ASSOCIATION ESCROW INVOICE AND SELLERS DEMAND

Charges for documents provided as required by Section 4525 of the California Civil Code

Association Name: Queen Anne Circle HOA
Property Address: 4861 Jackson Street Unit D
City, State, Zip: Riverside CA 92503
HOA Account # QAC4861D1
Seller's Name:
Escrow #:

Requests for insurance policies or fidelity bonds will be referred to the Association's insurance company.

INSURANCE AGENT: State Farm/ Kamran Vakil 951-639-1316

ESCROW INVOICE

(See page 1-2 for Sellers Escrow Demand)

Document	Civil Code Section	.10 per page	Not Available(N/A) or Not Applicable (N/App) Requested Items:	Total Fees for Requested Items
Articles of Incorporation or statement that unincorporated	Section 4525(a)(1)	\$0.50		
CC&R's (Covenants, Conditions & Restrictions)	Section 4525(a)(1)	\$2.10		
Bylaws	Section 4525(a)(1)	\$2.20		
Operating Rules & Regulations	Section 4525(a)(1)	\$1.40		
Age Restrictions, if any	Section 4525(a)(2)	\$0.00		
Rental Restrictions, if any	Section 4525(a)(9)	\$0.00		
Annual Budget report/summary, including reserve study	Sections 5300 and 4525(a) (3)	\$0.80		
Assessment/Reserve Funding Disclosure Summary	Sections 5300 and 4525(4)	\$0.00		
Yearend/ Financial Statement Review	Sections 5305 and 4525(a)(3)	\$0.50		
Assessment Enforcement Collection Policy	Sections 5300 and 4525(4)	\$0.00		
Insurance Summary	Sections 5300 and 4525(a)(3)	\$1.00		
Approved changes to assessment	Sections 5300 and 4252(a)(4), (8)	\$0.00		
Settlement notice regarding common area defects (if applicable)	Sections 4525(a) (6), (7)6000 and 6100	\$0.00		
Preliminary list of defects	Sections 4525(a) (6), 600 and 6100	\$0.00		
Notice of Violation(s)	Sections 5855 and 4525(a)(5)	\$0.00		
Required statement of fees	Secion 4525	\$0.80		
Regular Board Meeting Minutes, previous 12 months, if requested	Section 4525(a) (10)	\$2.80		
TOTAL DUE AT CLOSE OF ESCROW PAYABLE TO: Queen Anne Circle HOA				\$0.00

**The information provided by this form may not include all fees that may be imposed before the close of escrow. Additional fees that are not related to the requirements of Section 4525 shall be charged separately.*

RUSH SERVICE REQUESTED(additional):			
Five Business days	\$65.00		
Next business day by 5:00pm	\$100.00		\$100.00
TRANSFER FEE - Sale of Individual Owned property (\$95.00 due upfront. \$300.00 due at close of escrow)	\$395.00	Includes completion of the Seller's Escrow Demand	\$395.00
HOA Certification	\$125.00		
		Subtotal	\$495.00
		Less: Upfront Payment Received	-\$195.00
TOTAL DUE AT CLOSE OF ESCROW PAYABLE TO: WSR Real Estate			\$300.00

SELLERS ESCROW DEMAND
(See page 1 for Escrow Invoice)

ESCROW DEMAND OF SELLERS ACCOUNT(S) GOOD THROUGH: _____ 11/30/21

Please call for an update of Seller's Account(s) prior to the close of Escrow

Category of amount owed to HOA	Civil Code Section	Not Available(N/A) or Not Applicable (N/App)	Monthly Amount	Total Balance Owed
Regular Assessment	Section 4525(a)(4)		\$190.00	\$4,180.00
Special Assessment, if applicable	Section 4525(a)(4)		\$0.00	
Emergency Assessment, if applicable	Section 4525(a)(4)		\$0.00	
Violation, Fines, if applicable	Section 4525(a)(4)		\$0.00	
Other unpaid obligations of Seller	Section 5675 and 4525(a)(4)	Collection Fees, Monitoring & Interest	\$0.00	\$447.74
Lien Release Fee, if applicable (Will be recorded after close of escrow)	Section 5650 and 4525(a)(4)	Foreclosure Pre- Lien & Lien	\$0.00	\$1,197.50
Late Fee if payment not received by the 15th of the month	Section 5650 and 4525(a)(4)		\$15.00	\$270.00

If checked, this account has been assigned to collections, statement of account will be included with documents.

(-) reflects credit balance

TOTAL DUE AT CLOSE OF ESCROW PAYABLE TO: Raincross Services	\$6,095.24
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If applicable, credit balance on sellers account is not transferable. Seller must contact WSR Real Estate for refund.

CLOSING INSTRUCTIONS

Include the following with the checks above:

- 1 - Recorded Grant Deed
- 2 - Complete full names of ALL owners on title
- 3 - Property address and mailing address (if different)
- 4 - Close of escrow date
- 5 - Collection of first months assessment from Buyer
- 6 - Seller's forwarding address

Deliver all checks and closing information to:

WSR Real Estate
6736 Palm Ave
Riverside, CA 92506
(951) 682-1000/ escrow@wsr.net

WSR Real Estate can be reached Monday - Friday 8:00 a.m. - 5:00 p.m.

WSR Real Estate is the managing agent for the Homeowners Association and will be providing Section 4525 items. By signing below we hereby certify that we are authorized to act as the agent for and on behalf of the homeowners association of the property listed above.

Kiara Gaytan

Signature

HOA Admin. Assistant

Title