



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 Wildomar, COUNTY OF Riverside, STATE OF CALIFORNIA,

DESCRIBED AS 24833 Butterchurn Rd, Wildomar, CA 92595
THIS STATEMENT A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY
COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) 07/11/2024. 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 HE 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, Sump 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: The Farm Mutual Water Company, Gas Supply: Utility, Bottled (Tank), Window Screens, Window Security Bars, Quick Release Mechanism on Bedroom Windows, Water-Conserving Plumbing Fixtures
220 Volt Wiring in, Fireplace(s) in Living room, Roof(s): Type: Tile, Age: 24 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)

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Buyer's Initials /

Seller's Initials MM /



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

Property Address: 24833 Butterchurn Rd, Wildomar, CA 92595 Date: 07/11/2024

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) Shared Fence line with adjoining houses.

12) Buyer to confirm CC&Rs per neighborhood

13/14) Farm Property Owners Association, phone number: (951) 244-3719, main Fee: \$89.00 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 07/11/2024

Seller _____ Date _____

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Buyer's Initials _____ / _____

Seller's Initials MM / _____



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

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Property Address: 24833 Butterchurn Rd, Wildomar, CA 92595 : 07/11/2024

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 07/11/2024
(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 ^{Authorized Signer on Behalf of} Opendoor Property Trust I Date 07/11/2024 Buyer _____ Date _____
Seller _____ Date _____ Buyer _____ Date _____

Agent (Broker Representing Seller) Opendoor Brokerage Inc. By Gabriel Valdez Date 07/11/2024
(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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REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 3 OF 3)

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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 24833 Butterchurn Rd, Wildomar, CA 92595, Assessor's Parcel No. 362-660-002, situated in Wildomar, 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. Answer based on actual knowledge and recollection at this time.

3. Note to Buyer, PURPOSE: To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property. Something that may be material or significant to you may not be perceived the same way by the Seller.

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.

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.



Property Address: 24833 Butterchurn Rd, Wildomar, CA 92595

- 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: D. Interior and exterior painting done for the property. 7A. See attached renovation summary

7B. Owned solar panels present in the property, buyer should have their own inspection.

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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Buyer's Initials _____ / _____

Seller's Initials MM / _____

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 2 OF 4)

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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.Shared Fence line with adjoining houses.



Property Address: 24833 Butterchurn Rd, Wildomar, CA 92595

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: 17-D) See NHD for details on Mello-Roos. Buyer to verify current assessments

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 07/11/2024

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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SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 4 OF 4)



FIRE HARDENING AND DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM (C.A.R. Form FHDS, Revised 6/22)

This is a disclosure and addendum to the Purchase Agreement, OR [] Other [] ("Agreement"), dated [] on property known as 24833 Butterchurn Rd, Wildomar, CA 92595 ("Property"), in which [] is referred to as Buyer, and [] Opendoor Property Trust I is referred to as Seller.

- 1. LAW APPLICABILITY: If this property does not meet the conditions stated in paragraph 1A or 1B, there is no requirement to complete the subsequent applicable paragraphs. A. Home Fire Hardening Disclosure: The Notice and disclosure of vulnerabilities in paragraph 2 are only required for sellers of residential properties if: (i) the Property contains one to four units; (ii) the seller is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS); (iii) the Property is located in either a high or very high fire hazard severity zone; and (iv) the improvement(s) on the Property were constructed before January 1, 2010. IF ANY OF THESE FOUR CONDITIONS IS NOT MET, SELLER DOES NOT HAVE TO ANSWER THE QUESTIONS IN PARAGRAPH 2B. B. Defensible Space Compliance: The disclosures and requirements specified in paragraph 3 are only required for sellers of residential properties if (i) the Property contains one to four units; (ii) the seller is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS); and (iii) the Property is located in either a high or very high fire hazard severity zone. IF ANY OF THESE THREE CONDITIONS IS NOT MET, PARAGRAPH 3 DOES NOT HAVE TO BE COMPLETED. C. Fire Hazard Severity Zone Status: It may be possible to determine if a property is in a high or very high fire hazard severity zone by consulting with a natural hazard zone disclosure company or reviewing the company's report. This information may also be available through a local agency where this information should have been filed. Cal Fire has a "Fire Hazard Severity Zone Viewer" where you can input the Property address to determine which fire hazard zone, if any, that the Property is located in. A link to the viewer can be found on CalFire's website at https://www.fire.ca.gov/dspace/.

- 2. FIRE HARDENING DISCLOSURE (Paragraph 2B is only required to be completed if all four conditions in paragraph 1A are met): A. FIRE HARDENING STATUTORY NOTICE: "THIS HOME IS LOCATED IN A HIGH OR VERY HIGH FIRE HAZARD SEVERITY ZONE AND THIS HOME WAS BUILT BEFORE THE IMPLEMENTATION OF THE WILDFIRE URBAN INTERFACE BUILDING CODES WHICH HELP TO FIRE HARDEN A HOME. TO BETTER PROTECT YOUR HOME FROM WILDFIRE, YOU MIGHT NEED TO CONSIDER IMPROVEMENTS. INFORMATION ON FIRE HARDENING, INCLUDING CURRENT BUILDING STANDARDS AND INFORMATION ON MINIMUM ANNUAL VEGETATION MANAGEMENT STANDARDS TO PROTECT HOMES FROM WILDFIRES, CAN BE OBTAINED ON THE INTERNET WEBSITE HTTP://WWW.READYFORWILDFIRE.ORG". B. FIRE HARDENING VULNERABILITIES: Are you (Seller) aware of the following features that may make the home vulnerable to wildfire and flying embers... (1) Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant [] Yes [] No (2) Roof coverings made of untreated wood shingles or shakes. [] Yes [] No (3) Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck. [] Yes [] No (4) Single pane or non-tempered glass windows. [] Yes [] No (5) Loose or missing bird stopping or roof flashing. [] Yes [] No (6) Rain gutters without metal or noncombustible gutter covers. [] Yes [] No

- 3. DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM: (Paragraph 3 is only required to be completed if all three conditions in paragraph 1B are met) (The Defensible Space Decision Tree (C.A.R. Form DSDT) may be consulted for additional information on how to complete this paragraph): A. LOCAL COMPLIANCE REQUIREMENTS: The Property [] IS, [] is NOT subject to a local vegetation management ordinance requiring defensible space around an improvement on the Property. (Paragraphs 3B and 3C must be completed regardless of the answer to paragraph 3A if the conditions in paragraph 1B are met.) B. SELLER REPRESENTATION OF PROPERTY COMPLIANCE with the applicable State defensible space requirement or local vegetation management ordinance (hereafter, State or local defensible space law) at the time of Seller signature: (1) Seller is UNAWARE of whether the Property is in compliance with the applicable State or local defensible space law. Seller does NOT have a report prepared by an Authorized Defensible Space Inspector. OR (2) [] Property IS in compliance with State or local defensible space law, whichever is applicable. If ONLY State law applies, Seller must have obtained compliance within the last 6 months. Seller shall Deliver to Buyer documentation of compliance within 3 (or []) Days after Seller's execution of this FHDS form or the time specified in paragraph 3N(1) of the Agreement, whichever occurs last. If this paragraph is checked, also check paragraph 3C(5) below. OR (3) [] Property is NOT in compliance with State or local defensible space law, whichever is applicable. If Seller has, or agrees to obtain, a report prepared by an Authorized Defensible Space Inspector, Seller shall Deliver such report to Buyer within 3 (or []) Days after Seller's execution of this FHDS form or the time specified in paragraph 3N(1) of the Agreement, whichever occurs last. C. BUYER AND SELLER AGREEMENT REGARDING WHICH PARTY SHALL OBTAIN COMPLIANCE WITH APPLICABLE STATE OR LOCAL DEFENSIBLE SPACE REQUIREMENTS: (1) BUYER RESPONSIBILITY - NO LOCAL ORDINANCE. Buyer shall obtain documentation of compliance with the State defensible space law within one year of Close Of Escrow.*



- OR (2) **BUYER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which requires compliance as a result of a sale of the Property. The local ordinance allows either Seller or Buyer to obtain documentation of compliance. Buyer shall comply with the requirements of the ordinance after Close Of Escrow.
 - OR (3) **BUYER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which does NOT require compliance as a result of a sale of the Property. Buyer shall obtain documentation of compliance with the State defensible space law within one year of Close Of Escrow,* or if applicable comply with the local requirement after Close Of Escrow.
 - OR (4) **SELLER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which requires compliance as a result of a sale of the Property. The local ordinance requires Seller to obtain documentation of compliance prior to Close of Escrow. Seller shall obtain document of compliance prior to the time for Buyer's final verification of condition.
 - OR (5) **SELLER RESPONSIBILITY – STATE OR LOCAL COMPLIANCE ALREADY COMPLETE.** If ONLY state law applies, Seller has obtained documentation of compliance with State defensible space requirement within the last 6 months. For either State or local law, Seller shall Deliver documentation of compliance to Buyer;
 - OR (6) **SELLER RESPONSIBILITY – AGREEMENT TO OBTAIN COMPLIANCE.** Seller shall obtain documentation of compliance and Deliver to Buyer prior to the time for Buyer's final verification of condition.
- D. The local agency from which a copy of the documentation in **paragraph 3B(2), 3B(3), 3C(4), 3C(5), or 3C(6)**, as applicable, may be obtained is _____, which may be contacted at _____.

* The requirement to provide documentation of compliance with State defensible space requirements only applies if there is a state or local agency, or other governmental entity, or qualified non-profit entity in the jurisdiction where the Property is located that is authorized to inspect the Property and provide documentation of compliance (“Authorized Defensible Space Inspector”).

4. **FINAL INSPECTION REPORT DISCLOSURE:** Seller has obtained a final inspection report addressing compliance with home fire hardening or defensible space requirements as described in Government Code § 51182. Seller has a copy of the report, and it is attached, or Seller does not have a copy of the report and buyer may obtain a copy at _____.

Seller represents that Seller has provided the answers on paragraphs 2B and 3B of this form based on Seller's awareness on the date of Seller's signature. Seller acknowledges receipt of this Fire Hardening and Defensible Space Disclosure and Addendum and agrees to the applicable terms in paragraph 3C.

Seller Megan Meyer Authorized signer on behalf of
Opendoor Property Trust I Date 07/11/2024

Seller _____ Date _____

Buyer acknowledges receipt of this Fire Hardening and Defensible Space Disclosure and Addendum and agrees to the applicable terms in paragraph 3C.

Buyer _____ Date _____

Buyer _____ Date _____

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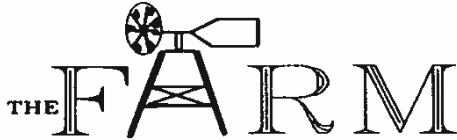
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FHDS REVISED 6/22 (PAGE 2 OF 2)

FIRE HARDENING AND DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM (FHDS PAGE 2 OF 2)

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



PROPERTY OWNERS ASSOCIATION
33430 HARVEST WAY
WILDOMAR, CA 92595
PH: (951) 244-3719 • FAX (951) 244-0553

DATED: May 6, 2024 EMAIL: kevairajimenez@osnational.com
ESCROW COMPANY: OSNational ATTN: Keyaira Jimenez
ESCROW #: CA105783 PHASE & LOT: 10D-003
PHONE #: (770) 497-9100 FAX#:
RE: PROPERTY - 24833 Butterchurn Road, Wildomar, CA 92595
CURRENT OWNER: 

Effective January 1, 2024, Association Assessments are **\$89.00** per month.
Due on the FIRST, (1st), \$10.00 a month late fee after the 15th.

ACCOUNT has a balance of: **\$0.00** through **May 31, 2024**

TRANSFER & FPOA GOVERNING DOCUMENT FEES ARE: \$600.00

(Less \$200 nonrefundable upfront fee paid.)

TOTAL DUE \$400.00

Please call for updated amount due at close of escrow.

Our insurance is through **ARMSTRONG/ROBITAILLE/RIEGLE**
1500 Quail St, St. 100, Newport Beach, CA 92620, POLICY #CIUHOA100146-01.
POLICY COVERS COMMON AREA PROPERTY AND LIABILITIES ONLY.
PROPERTY OWNERS CARRY THEIR OWN INSURANCE.

AT CLOSE OF ESCROW, PLEASE PROVIDE US WITH
*****NAME/S OF NEW OWNER/S, MAILING ADDRESS and PHONE # AFTER CLOSING,**
***** and A COPY OF THE GRANT DEED**
INFORM OWNER TO CONTACT ASSOCIATION
FOR ADDITIONAL ASSESSMENT PAYMENT INFORMATION

There is no pending litigation.

★ A separate request for demand should be emailed to the **FARM MUTUAL WATER COMPANY**
at farmmutual5@aol.com. FMWC is the water and waste water company for the Farm Community.

THANK YOU,

Melissa Banwart
fpobkpr2@gmail.com

FPA - Farm Property Owner's Assn

c/o Farm P.O.A., The

STATEMENT OF ACCOUNT

as of 5/31/2024

(951) 244-3719


 24833 Butterchurn Road
 Wildomar CA 92595

 Account #: 10D-003
 Lot/Unit #: 10D-003
 Bill Period: 5/1/2024 - 5/31/2024
 Due Date: 5/31/2024
 Amount Due: \$0.00
ACCOUNT ACTIVITY 5/1/2024 - 5/31/2024

Date	Payments	Check #/Description	Code	Amount	Balance
4/30/2024		Balance Forward			\$0.00
5/1/2024		Apply Charges	A1 - ASSESSMENT	\$89.00	\$89.00
5/3/2024	\$89.00	1127	A1 - ASSESSMENT	(\$89.00)	\$0.00

Please remit this portion with your payment

 Make Check Payable To:
 FPA - Farm Property Owner's Assn

 Remit Payment To:
 c/o Accounts Receivable Department

ACCOUNT INFORMATION:	
Property Address:	24833 Butterchurn Road
Account #:	10D-003
Lot #:	10D-003
Due Date:	5/31/2024
Amount Due:	\$0.00
Amount Enclosed	

CHARGES FOR DOCUMENTS PROVIDED AS REQUIRED BY SECTION 4525*
Farm Property Owners Association

Property Address: 24833 Butterchurn Road, Wildomar, CA 92595

Property Owner: 

Property Owner's Mailing Address: _____

Provider of Section 4525 items:

Melissa Banwart Accounting Manager
 Print Name Position or Title

Date Form Completed: 5-6-24

Document	Civil Code Section	Included	Not Available (N/A) or Not Applicable (N/APP)
Articles of Incorporation or statement that not incorporated	Section 4525(a)(1)	Included	
CC&Rs	Section 4525(a)(1)	Included	
Bylaws	Section 4525(a)(1)	Included	
Operating Rules	Section 4525(a)(1)	Included	
Age restrictions, if any	Section 4525(a)(2)		N/APP
Rental restrictions, if any	Section 4525(a)(9)		N/APP
Annual budget report or summary, including reserve study	Sections 5300 and 4525(a)(4)	Included	
Assessment and reserve funding disclosure summary	Sections 5300 and 4525(a)(4)	Included	
Financial statement review	Sections 5305 and 4525(a)(3)	Included	
Assessment enforcement policy	Sections 5310 And 4525(a)(4)	Included	
Insurance summary	Sections 5300 And 4525(a)(4)	Included	

Regular assessment	Section 4525(a)(4)	Included	
Special assessment	Section 4525(a)(4)		N/APP
Emergency assessment	Section 4525(a)(4)		N/APP
Other unpaid obligations of seller	Sections 5675 and 4525(a)(4)	Included	
Approved changes to assessment	Section 5300 and 4525 (A)(4)(8)		N/APP
Settlement notice regarding common area defects	Sections 4525(a)(6), (7) and 6100		N/APP
Preliminary list of defects	Sections 5855 and 4525(a)(5)		N/APP
Notice(s) of violation	Sections 5855 and 4525(a)(5)	Included	
Required statement of fees	Section 4525	Included	
Most recent 12 months of minutes	Section 4525(a)(10)	Included	

Total fees for these documents: \$ 200.00

*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 may be charged separately. (Civil Code §1368.1)

Effective January 1, 2022, an upfront fee of \$200.00 will be charged on each escrow. This fee will be credited to the document fee at close of escrow. If the escrow cancels, this fee will be retained by the Farm Property Owners Association as a cancellation fee.

SOLAR ENERGY SYSTEM DISCLOSURE DOCUMENT

This disclosure shall be printed on the front page or cover page of every solar energy contract for the installation of a solar energy system on a residential building.

The TOTAL COST for the solar energy system (including financing and energy / power cost if applicable) is: \$ 33728 .

To make a complaint against a contractor who installs this system and/or the home improvement salesperson who sold this system, contact the Contractors State License Board (CSLB) through their website at www.cslb.ca.gov (search: "complaint form"), by telephone at 800-321-CSLB (2752), or by writing to P.O. Box 26000, Sacramento, CA 95826.

If the attached contract was not negotiated at the contractor's place of business, you have a Five-Day Right to Cancel the contract, pursuant to Business and Professions Code (BPC) section 7159, as noted below. For further details on canceling the contract, see the Notice of Cancellation, which must be included in your contract (Exhibit B).

Five-Day Right to Cancel

You, the buyer, have the right to cancel this contract within five business days. You may cancel by e-mailing, mailing, faxing, or delivering a written notice to the contractor at the contractor's place of business by midnight of the fifth business day after you received a signed and dated copy of the contract that includes this notice. Include your name, your address, and the date you received the signed copy of the contract and this notice.

This document was developed through coordination of the California Contractors State License Board and the California Public Utilities Commission pursuant to Business and Professions Code section 7169.

SOLAR INSTALLATION AGREEMENT HOME IMPROVEMENT CONTRACT

THIS AGREEMENT IS SUBJECT TO BINDING ARBITRATION UNDER THE FEDERAL ARBITRATION ACT, 9 U.S.C. § 1, ET SEQ.

Installer License Number(s):
CSLB License No. 1048921

Home Improvement Salesperson:
CSLB License No. 123406

List of Documents to be Incorporated into this Installation

Agreement:

COVER PAGE – California Solar Energy System Disclosure Document

INSTALLATION AGREEMENT

EXHIBIT A – Workmanship Warranty

EXHIBIT B – Home Solicitation Form of Notice of Cancellation

EXHIBIT C – Homeowner Release of Installer from Homeowner’s Association Claims

Schedule 1 – Description of System

Schedule 2 – Additional Products

This INSTALLATION AGREEMENT (the “Installation Agreement”) is entered into by and between [REDACTED] (“You,” “Your” or “Homeowner”) and Palmetto Solar, LLC, whose address is 1505 King St Ext, Suite 114, Charleston, SC 29405 (“Installer”) as of July 11, 2022 .

Installation. You may send the Notice of Cancellation (see Paragraph 15) to the Installer at this address.

You and Installer acknowledge and agree that the solar panel system described on Schedule 1 attached (the “System”) to be installed on Your Property (“Property”) located at:

24833 Butterchurn Road Wildomar, CA 92595

will be designed, procured, constructed, installed, tested and interconnected by Installer or its independent contractors (the "Installation"). You and Installer acknowledge and agree that Installer will also provide the additional products described in Schedule 2 attached (the "Additional Products").

1. Contract Price. The price of the System installed under this Installation Agreement (the “Contract Price”) shall be: \$ 33728

CASH (defined below)

SCHEDULE OF PROGRESS PAYMENTS:

(i) Downpayment: Ten percent (10%) paid upon execution of the Installation Agreement;

THE DOWNPAYMENT MAY NOT EXCEED \$1,000 OR 10 PERCENT OF THE CONTRACT PRICE, WHICHEVER IS LESS.

- (ii) Sixty percent (60%) paid upon issuance of the permit for the Installation of the System on the roof of the Property; and
- (iii) Thirty percent (30%) paid within five (5) business days of:
 - (a) Installer’s completion of its final inspection and commission of the System;
 - (b) the local authority having jurisdiction passing its final inspection of the System;
 - (c) Installer receiving approval for permission to operate your system by your local electric utility company; and
 - (d) the System being energized.

CASH (defined below) & LOAN:

(i) Downpayment: \$ _____ CASH paid upon execution of the Installation Agreement;

THE DOWNPAYMENT MAY NOT EXCEED \$1,000 OR 10 PERCENT OF THE CONTRACT PRICE, WHICHEVER IS LESS.

(ii) \$ _____ LOAN
FINANCE CHARGE: \$ _____

“CASH” shall mean payment by credit card, bank account withdrawal authorization, money order, cashier’s check, or ACH/wire transfer. For the sake of clarity, CASH shall exclude personal checks.

LOAN:
FINANCE CHARGE: \$ 7207.28

The schedule of progress payments must specifically describe each phase of work, including the type and amount of work or services schedule to be supplied in each phase, along with the amount of each proposed progress payment. IT IS AGAINST THE LAW FOR A CONTRACTOR TO COLLECT PAYMENT FOR WORK NOT YET COMPLETED, OR FOR MATERIALS NOT YET DELIVERED. HOWEVER, A CONTRACTOR MAY REQUIRE A DOWNPAYMENT.

2. Your Obligations. You agree to:

- (i) grant Installer and its contractors and agents reasonable access to Your Property and cooperate with Installer for the purpose of the Installation, including installing, using and maintaining electric lines, inverters and meters necessary to interconnect the System to Your electric system;
- (ii) cooperate with Installer and assist in obtaining any permits needed, including any documentation related to net metering;
- (iii) obtain any consent of a third party required for the Installation, such as a homeowners' association. Installer will provide reasonable assistance to assist You in obtaining any required third party consent; and
- (iv) allow Installer to connect the System to Your local electric utility grid and provide all necessary authorizations for such interconnection.

3. Installer's Obligations

- (i) **Installation, Insurance and Liability.** Installer agrees to:
 - (a) schedule the Installation of the System at a mutually convenient date and time, with an Approximate Start Date of 8/10/2022;
 - (b) construct the System according to written plans You may review, with an Approximate Completion Date of 10/9/2022;
 - (c) notify You if the System design has to be materially changed so that You can review any such changes;
 - (d) give You reasonable notice when Installer or its independent contractors need to access the System and/or Your Property;
 - (e) keep Your Property reasonably free from waste materials or rubbish caused by Installer or its independent contractors' activities during the Installation process and remove all of Installer's or its independent contractor's tools, construction/installation equipment, machinery, waste materials and rubbish from and around Your Property prior to utility approval of the System;
 - (f) return Your Property to a condition similar to its original condition at the completion of Installation, excluding normal wear and tear (subject to Excluded Services pursuant to Section 5 below);
 - (g) carry adequate commercial general liability, commercial automobile liability, workers' compensation and any other insurance required by applicable laws and regulations. You may request from Installer evidence of such insurance coverage;
 - (h) upon satisfactory payment being made for any portion of the Installation performed, and prior to

any further payment being made, furnish to You a full and unconditional release from any potential lien claimant claim or mechanics lien authorized pursuant to Sections 8400 and 8404 of the Civil Code for the portion of the Installation for which payment has been made; and

- (i) be responsible solely for direct damage caused to Your Property, or bodily injury arising directly from the Installation and/or caused by Installer or its agents but only to the extent not caused by the negligence or willful misconduct of You or Your invitees.

4. Conditions to Installation. Installer's obligation to install the System is conditioned on the completion of a thorough physical inspection of Your Property and other due diligence to confirm the suitability of Your Property for the construction, installation and operation of the System.

5. Services Not Included in the Installation. This Installation Agreement does not include an obligation of Installer to (collectively, the "Excluded Services"):

- (i) remove or dispose of any hazardous substances that currently exist on Your Property;
- (ii) improve the construction of the roof of Your Property to support the System;
- (iii) remove or replace existing rot, rust or insect-infested structures;
- (iv) provide structural framing for any part of Your Property;
- (v) pay for or correct construction errors, omissions or deficiencies by You or Your contractors;
- (vi) pay for, remove or remediate mold, fungus, mildew or organic pathogens;
- (vii) upgrade Your existing electrical service;
- (viii) install any smoke detectors, sprinklers or life safety equipment required by municipal code or inspectors as a result of the System installation;
- (ix) pay for the removal or re-location of equipment, obstacles or vegetation in the vicinity of the System;
- (x) pay for any costs associated with municipal design or architectural review, or other specialty permits (this includes costs to attend any public hearings, notify neighbors or obtain additional drawings required);
- (xi) paint electrical boxes or conduit at Your Property; or
- (xii) move items unassociated with the System around Your Property or otherwise perform repairs of any nature whatsoever to Your Property.

6. Performance of Excluded Services or Extra Work. If an obligation listed as an exclusion in Section 5 must be

performed in order to properly complete the installation of the System:

- (i) **Proposal.** Installer will promptly notify You of the necessity of such Excluded Services or Extra Work. If appropriate, Installer will present a proposal of the costs to You for Installer to perform such Excluded Services or Extra Work.
- (ii) **Your Obligation.** You agree to promptly either sign a separate contract or change order (see Paragraph 7 below) for the Excluded Services or Extra Work with Installer, or to cause such Excluded Services or Extra Work to be completed by a separate contractor in accordance with Installer's Installation schedule. Installer assumes no liability whatsoever for any Excluded Services or Extra Work performed by anyone other than Installer in connection with preparing Your Property for the Installation.

7. Note About Extra Work and Change Orders. Extra Work and Change Orders become part of the contract once the order is prepared in writing and signed by the parties prior to the commencement of work covered by the new change order. The order must describe the scope of the extra work or change, the cost to be added or subtracted from the contract, and the effect the order will have on the schedule of progress payments.

- (i) You may not require Installer to perform extra or change-order work without providing written authorization prior to the commencement of work covered by the new change order.
- (ii) Extra work or a change order is not enforceable against You unless the change order also identifies all of the following, in writing, prior to the commencement of work covered by the new change order:
 - (a) The scope of work encompassed by the order;
 - (b) The amount to be added or subtracted from the contract;
 - (c) The effect the order will make on the progress payments or the completion date.
- (iii) The Installer's failure to comply with the requirements of this paragraph does not preclude the recovery of compensation for work performed based upon legal or equitable remedies designed to prevent unjust enrichment.

8. Warranties; The only warranties under this Installation Agreement provided by Installer shall be those set forth in **Exhibit A** attached to this Installation Agreement. You acknowledge that these warranties apply to the System and do not apply to the Additional Products. Installer does not provide, and expressly disclaims, any express or implied warranty for the Additional Products.

9. Conflicts. In the event of any conflict between the

terms of this Installation Agreement and any other agreement between You and Installer, the terms of this Installation Agreement shall control. This Installation Agreement shall replace in its entirety any previous proposals.

10. Maintenance Package. For non-warranty related work, Palmetto Solar, LLC provides ongoing service support at the cost of equipment plus labor, with an additional surcharge of twenty percent (20%) ("**Cost Plus Basis**"). You will be furnished with transparent cost of equipment and labor, should it be required. The first year of service support is free of charge to you. Palmetto Solar, LLC reserves the right to transfer its service support to a related or third party and/or cancel at any time. Palmetto Solar, LLC service support is in addition to any manufacturer and/or financing service support guarantee.

11. Miscellaneous Provisions.

- (i) **Property Ownership.** You represent and warrant that You are the owner of the Property.
- (ii) **Homeowner Association Responsibility.** You acknowledge and accept responsibility for compliance with all requirements, rules and regulations of any homeowner's association governing the Property. In the event a homeowner's association denies an application or other document related to the Installation, and You direct Installer to proceed with the Installation (which direction Installer may ask you to verify in the form attached hereto as Exhibit C), You hereby acknowledge and accept all responsibility relating to the homeowner's association (including claims alleged or damages assessed) of proceeding with the Installation.
- (iii) **Concealed Conditions.** To the best of Your knowledge, there are no conditions, concealed or otherwise, that would or may impede or delay the Installation or cause the Property to be unsuitable for the Installation, including but not limited to dry rot, termites or mold.
- (iv) **Roof Warranty.** If the Installation is to a roof, You acknowledge and accept that any roof penetrations necessary to complete the Installation of a System may void any existing warranty of the roof manufacturer or roof installer.

12. Term and Termination. This Installation Agreement shall continue in full force and effect until the earlier of (i) termination of this Installation Agreement by Installer with or without cause, effective upon written notice to You and (ii) the first anniversary of the date hereof. Upon termination, those obligations which by their nature should survive shall continue, such as (without limitation) Installer's indemnity, removal and clean-up obligations, and Installer's liability for damages as set forth in Section 4(i)(h)

of this Installation Agreement. In the event Installer terminates this Installation Agreement without cause, Installer shall pay You a termination fee of \$500 and Installer shall have no further obligations or liability under this Installation Agreement.

13. Assignment. Installer may assign its rights or delegate its obligations under this Installation Agreement without Your prior written consent. You may not assign any of Your rights or delegate any of Your obligations under this Installation Agreement without the prior written consent of Installer which consent shall not be unreasonably withheld or delayed. Notwithstanding anything to the contrary in this Section 12, You may delegate Your obligation to pay the Contract Price to a lender providing financing to You for the installation of the System; provided however, that no such delegation shall relieve You of any of Your obligations under this Installation Agreement without the prior written consent of Installer.

14. Arbitration and Class Action Waiver.

THIS AGREEMENT IS SUBJECT TO BINDING ARBITRATION UNDER THE FEDERAL ARBITRATION ACT, 9 U.S.C. § 1, ET SEQ.

In the event of a dispute between You and the Installer under or relating to this Installation Agreement, either party may choose to resolve the dispute by binding arbitration, as described below, instead of in court. Any claim (except for a claim challenging the validity or enforceability of this Installation Agreement, including this provision or a Class Action Waiver) may be resolved by binding arbitration if either side requests it. THIS MEANS IF EITHER YOU OR THE INSTALLER CHOOSE ARBITRATION, NEITHER PARTY SHALL HAVE THE RIGHT TO LITIGATE SUCH CLAIM IN COURT OR TO HAVE A JURY TRIAL. ALSO DISCOVERY AND APPEAL RIGHTS ARE LIMITED IN ARBITRATION.

(iv) **ARBITRATION MUST BE ON AN INDIVIDUAL BASIS.** THIS MEANS NEITHER YOU NOR THE INSTALLER MAY JOIN OR CONSOLIDATE CLAIMS IN ARBITRATION BY OR AGAINST THE OTHER PARTY, OR LITIGATE IN COURT OR ARBITRATE ANY CLAIMS AS A REPRESENTATIVE OR MEMBER OF A CLASS OR IN A PRIVATE ATTORNEY GENERAL CAPACITY.

(ii) **Class Action Waiver.** Only a court, and not an arbitrator, shall determine the validity and effect of the Class Action Waiver. Even if all parties have opted to litigate a claim in court, You or the Installer may elect arbitration with respect to any claim made by a new party or any new claims later asserted in that lawsuit. The Installer will not choose to arbitrate any claim You bring in small claims court. However, if such a claim is transferred, removed or appealed to a different

court, the Installer may then choose to arbitrate.

15. Governing Law. All disputes concerning the validity, interpretation and application of this Installation Agreement shall be governed by the laws of the State of California, without giving effect to its conflicts of laws provisions. This arbitration agreement is governed by the Federal Arbitration Act (FAA). Arbitration must proceed only with the American Arbitration Association (AAA) or JAMS. The rules for the arbitration will be those in this arbitration agreement and the procedures of the chosen arbitration organization, but the rules in this arbitration agreement will be followed if there is disagreement between the agreement and the organization's procedures. If the organization's procedures change after the claim is filed, the procedures in effect when the claim was filed will apply. For a copy of each organization's procedures, to file a claim or for other information, please contact: AAA at 1101 Laurel Oak Rd., Voorhees, NJ 08043, www.adr.org (phone 1-877-495-4185), or JAMS at 620 Eighth Ave., Floor 34, New York, NY 10018, www.jamsadr.com (phone 1-800-352-5267). If both AAA and JAMS are completely unavailable, and if You and the Installer cannot agree on a substitute, then either You or the Installer may request that a court appoint a substitute.

16. Fees. If You wish to begin an arbitration against the Installer but You cannot afford to pay the organization's or arbitrator's costs, the Installer may advance those costs if requested of it in writing. Any request like this should be sent to Palmetto Solar, LLC, 1505 King St Ext, Suite 114, Charleston, SC 29405. If You lose the arbitration, the arbitrator will decide whether You must reimburse the Installer for money advanced to You for the arbitration. If You win the arbitration, the Installer will not ask for reimbursement of money advanced to You. Additionally, if You win the arbitration, the arbitrator may decide that You are entitled to be reimbursed Your actual and reasonable attorneys' fees and costs.

(v) **Procedure.** Arbitration hearings will take place in the federal judicial district for the County of San Francisco in the State of California. A single arbitrator will be appointed. The arbitrator must:

- Follow all applicable substantive law, except when contradicted by the FAA;
- Follow applicable statutes of limitations;
- Honor valid claims of privilege; and
- Issue a written decision including the reasons for the award.

The arbitrator's decision will be final and binding

except for any review allowed by the FAA.

17. Enforcement. Any arbitration award may be enforced (such as through a judgment) in any court with jurisdiction in the County of San Francisco in the State of California.

(vi) **Application.** In addition to You and the Installer, the rights and duties described in this arbitration agreement apply to the Installer's affiliates and their officers, directors, members, managers, partners, independent contractors, and employees; and any third party co-defendant of a claim subject to this arbitration provision.

18. Survival. This arbitration provision shall survive the term of this Installation Agreement.

(viii) **Limitation.** EXCEPT AS OTHERWISE PROVIDED FOR OBLIGATIONS TO MAKE PAYMENT UNDER THIS INSTALLATION AGREEMENT, FOR DIRECT DAMAGE CAUSED TO YOUR PROPERTY DURING THE COURSE OF INSTALLATION, IN NO EVENT SHALL THE INSTALLER'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS INSTALLATION AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, EXCEED THE TOTAL FEES DUE AS CALCULATED UNDER SCHEDULE 1 OF THE INSTALLATION AGREEMENT TO YOU PURSUANT TO THIS INSTALLATION AGREEMENT IN THE MONTH PRECEDING THE EVENT GIVING RISE TO THE CLAIM OR ONE THOUSAND AND 00/100 DOLLARS (\$1,000.00). WHICHEVER IS LESS.

19. Notice of Right to Cancel.

(i) **BUYER'S RIGHT TO CANCEL.** Notwithstanding the foregoing, if you decide you do not want the goods or services, **YOU MAY CANCEL THIS INSTALLATION AGREEMENT AND RECEIVE A FULL REFUND OF THE DEPOSIT BY MAILING A NOTICE TO THE INSTALLER (WHICH MAY BE IN THE FORM ATTACHED HERETO AS EXHIBIT B). THE NOTICE MUST SAY THAT YOU DO NOT WANT THE GOODS OR SERVICES AND MUST BE MAILED BEFORE MIDNIGHT OF THE FIVE BUSINESS DAY AFTER YOU SIGN THIS INSTALLATION AGREEMENT. THE NOTICE MUST BE MAILED TO THE INSTALLER AT THE ADDRESS FIRST SET FORTH ABOVE.**

(ii) **Right to Cancel with Cancellation Fee.** You have a right to cancel this Installation Agreement at any

time after the fifth business day after the date You sign this Installation Agreement, by providing written notice of cancellation to the Installer at the address set forth above. In the event of such cancellation, Installer may invoice a cancellation charge of \$500 (the "Cancellation Fee"). You agree that Installer's actual costs in the event of a cancellation would be difficult or impractical to determine, and that this Cancellation Fee is a reasonable and appropriate measure of the damages the Installer would incur as a result of such cancellation, and does not represent a penalty.

20. Tax and Rebate Disclosures. Homeowner understands and agrees that Installer makes no representation or guaranty that Homeowner will qualify for or receive any federal, state or local tax credit. Homeowner understands that tax credits are subject to many factors including, but not limited to, Homeowner's tax liability and Homeowner may, among other things, be required to allocate tax credits over a period of years in order to maximize the benefit. For instance, (i) some states limit the amount of the tax credit that can be applied in a given year, and (ii) some rebates are subject to limitations and/or the cessation of such programs are outside the control of Installer. Homeowner is encouraged to speak with their utility or local government to confirm the availability of any rebates or other incentives prior to signing this Installation Agreement insufficient taxable income to take full advantage of the federal investment tax credit. Homeowner is encouraged to speak with its tax professional prior to signing this Installation Agreement and has been provided ample opportunity to do so. Additionally, Homeowner understands and agrees that Installer makes no representation or guaranty that Homeowner will qualify for any utility or other local rebate or incentive, as some incentives and has been encouraged to do so.

21. Homeowner acknowledges and understands that if their local utility electricity consumption rate plan depends on the time of day such electricity is used (e.g., a "Time of Use" rate plan) then the electricity consumption cost savings enjoyed by Homeowner and attributable to the System's energy production will vary depending on the Homeowner's electricity consumption habits and such utility's rate plan.

MECHANICS LIEN WARNING:

Anyone who helps improve your property, but who is not paid, may record what is called a mechanics lien on your property. A mechanics lien is a claim, like a mortgage or home equity loan, made against your property and recorded with the county recorder.

Even if you pay your contractor in full, unpaid subcontractors, suppliers, and laborers who helped to improve your property may record mechanics liens and sue you in court to foreclose the lien. If a court finds the lien is valid, you could be forced to pay twice or have a court officer sell your home to pay the lien. Liens can also affect your credit.

To preserve their right to record a lien, each subcontractor and material supplier must provide you with a document called a 'Preliminary Notice.' This notice is not a lien. The purpose of the notice is to let you know that the person who sends you the notice has the right to record a lien on your property if he or she is not paid.

BE CAREFUL. The Preliminary Notice can be sent up to 20 days after the subcontractor starts work or the supplier provides material. This can be a big problem if you pay your contractor before you have received the Preliminary Notices. You will not get Preliminary Notices from your prime contractor or from laborers who work on your project. The law assumes that you already know they are improving your property.

PROTECT YOURSELF FROM LIENS. You can protect yourself from liens by getting a list from your contractor of all the subcontractors and material suppliers that work on your project. Find out from your contractor when these subcontractors started work and when these suppliers delivered goods or materials. Then wait 20 days, paying attention to the Preliminary Notices you receive.

PAY WITH JOINT CHECKS. One way to protect yourself is to pay with a joint check. When your contractor tells you it is time to pay for the work of a subcontractor or supplier who has provided you with a Preliminary Notice, write a joint check payable to both the contractor and the subcontractor or material supplier.

For other ways to prevent liens, visit CSLB's Internet Web site at www.cslb.ca.gov or call CSLB at 800-321-CSLB (2752).

REMEMBER, IF YOU DO NOTHING, YOU RISK HAVING A LIEN PLACED ON YOUR HOME. This can mean that you may have to pay twice, or face the forced sale of your home to pay what you owe.

INSURANCE:

This Installer carries commercial general liability insurance written by Philadelphia Indemnity Insurance Co.. You may call McGriff Insurance Services at 843-815-0522 to check the contractor's insurance coverage.

This Installer carries workers' compensation insurance for all employees.

[Installation Agreement continued on next page]

Information about the Contractors' State License Board (CSLB):

CSLB is the state consumer protection agency that licenses and regulates construction contractors. Contact CSLB for information about the licensed contractor you are considering, including information about disclosable complaints, disciplinary actions and civil judgments that are reported to CSLB.

Use only licensed contractors. If you file a complaint against a licensed contractor within the legal deadline (usually four years) CSLB has authority to investigate the complaint. If you use an unlicensed contractor, CSLB may not be able to help you resolve your complaint. Your only remedy may be in civil court, and you may be liable for damages arising out of any injuries to the unlicensed contractor or the unlicensed contractor's employees.

For more information:

Visit CSLB's Internet Web site at www.cslb.ca.gov.
Call CSLB at 800-321-CSLB (2752)
Write CSLB at P.O. Box 26000, Sacramento, CA 95826

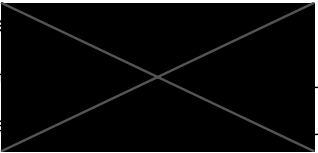
You have the right to require Installer to have a performance and payment bond.


You are entitled to a completely filled in copy of this Installation Agreement, signed by both you and the contractor, before any work may be started.

The law requires that the contractor give you a notice explaining your right to cancel. Initial the checkbox if the contractor has given you a Notice of Five-Day Right to Cancel (Exhibit B):

Homeowner's Initials 

This Installation Agreement has been duly executed by the Parties as set forth below:

Homeowner's Signature: 
Name: _____
Date: July 11, 2022

Palmetto Solar, LLC:
By: 
Name: Christopher Kemper
Title: Owner
Date: July 11, 2022

Co-Owner's Name (if any)
Signature: _____
Name: _____
Date: _____

EXHIBIT A

WORKMANSHIP WARRANTY

1. **System Information.** This workmanship warranty (this “**Warranty**”) applies to the System installed by Installer pursuant to this Installation Agreement.
2. **Installer System Warranty.**
 - (i) Installer warrants to Homeowner that: (a) the System will be free from material defects in workmanship under normal operating conditions for a period of ten (10) years from the date of interconnection of the System (the “**Warranty Period**”); (b) that Installer shall perform, or cause to be performed, the Installation in a professional and workmanlike manner in accordance with generally recognized industry standards for similar services, all federal and state laws, city and county ordinances, codes and regulations (collectively, “**Applicable Laws**”), and the requirements of the warranties of any Third Party Provider (as defined below). Installer makes no representation or warranty, and Homeowner shall seek no recourse from Installer, regarding the warranties of a Third Party Provider that extend beyond the scope of this Section 2.
 - (ii) Installer warrants to Homeowner that any roof penetrations made for the System shall be completely weather-tight for a period of five (5) years from the date of commencement of the Installation (the “**Roof Warranty Period**”). “**Weather-tight**” shall mean that no moisture shall pass through the penetrations made in the roof by Installer, unless arising from (a) acts of God; (b) flood, fire, earthquake or explosion; or (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest (each a “**Force Majeure Event**”). If during such Roof Warranty Period, moisture enters through the roof penetrations, Installer shall make repairs promptly to industry standard and pay for any direct damages to the Property, but not its contents.
3. **Warranty Claim.**
 - (i) If a defect or deficiency is discovered within the Warranty Period, Installer shall, upon written notice from Homeowner of a valid warranty claim, at Installer’s sole option, promptly repair, replace, and/or correct the applicable installation work or component. If a Force Majeure Event directly prevents Installer from commencing any such warranty repairs, Installer shall promptly notify Homeowner in writing of the Force Majeure Event and commence such warranty repairs as soon as it is safe to do so following the end of such Force Majeure Event.
 - (ii) Installer shall not be liable for a breach of the warranties set forth in Section 2(i) and Section 2(ii) unless: (a) Homeowner reasonably describes the defect in writing to Installer within seventy-two (72) hours of the time Homeowner discovers or ought to have discovered such defect; (b) if applicable, Installer is given reasonable access to the Property to examine the System and perform its warranty obligations; and (c) Installer reasonably verifies Homeowner’s claim that Installer’s workmanship was/is defective.
4. **Third Party Provider Warranties.**
 - (i) Any warranties procured by Installer from its subcontractors, suppliers and vendors for each System (each a “**Third Party Provider**”) shall accrue to Homeowner’s benefit. Installer shall install photovoltaic modules with at least a ten (10) year product warranty and a twenty-five (25) year performance warranty provided by a Third Party Provider. Installer shall install inverters with at least a ten (10) year product warranty provided by a Third Party Provider.
 - (ii) Whenever possible, Installer shall cause the Third Party Provider Warranties to be made directly to Homeowner. If the same shall be made to Installer, Installer shall then assign the same to Homeowner. Upon written request from Homeowner, such warranties as may not be assignable shall be enforced (to the extent enforceable) by Installer for the benefit of Homeowner for the Warranty Period. Installer’s obligations set forth in this Section 4 and specifically the delivery, assignment and/or enforcement of the foregoing warranties for each System shall be in addition to, and not in limitation of, any other warranty or remedy required by Applicable Laws.
 - (iii) Installer makes no representation or warranty, and Homeowner shall seek no recourse from Installer, unless specifically provided to the contrary regarding the warranties of Third Party Providers that extend beyond the scope of this Warranty, including without limitation, the energy output of the System.
5. **WARRANTY EXCEPTIONS.** This Warranty shall not apply to any defect, damage, malfunction, or degradation of the System or the roof of the Property arising from:
 - (i) Homeowner’s failure to follow Installer’s oral or written instructions as to the storage, commissioning, use or maintenance of the System;
 - (ii) Any repair, alteration, or replacement of the System or a component thereof without the prior written consent of Installer;
 - (iii) Any alteration or removal of the System required as a result of actions by third parties (including but not limited to homeowner’s associations) or Homeowner;
 - (iv) The negligent acts or omissions of any person other than Installer;
 - (v) Unknown defects with the Property, excepting structures installed by Installer;
 - (vi) Normal wear and tear, including expected degradation of electrical output and foreseen and unforeseen weather events (e.g, falling tree limbs or hail or snow damage); or
 - (vii) The defect arises from a Force Majeure Event.
6. **DISCLAIMER. EXCEPT FOR THE WARRANTIES SET FORTH IN SECTIONS 2(i) AND 2(ii), INSTALLER MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE SYSTEM OR THE INSTALLATION, INCLUDING ANY (a) WARRANTY OF MERCHANTABILITY; (b) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; OR (c) WARRANTY OF TITLE; WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE OR OTHERWISE.**

EXHIBIT B

HOME SOLICITATION FORM OF NOTICE OF CANCELLATION

You may CANCEL this Installation Agreement, without any penalty or obligation, within FIVE (5) BUSINESS DAYS from the above date.

If You cancel, any property traded in, any payments made by You under the Installation Agreement or sale, and any negotiable instrument executed by You will be returned within TEN (10) BUSINESS DAYS following receipt by the Installer of Your cancellation notice, and any security interest arising out of the Installation Agreement will be canceled.

If You cancel, You must make available to the Installer at Your residence, in substantially as good condition as when received, any goods delivered to You under this Installation Agreement or sale; or You may, if You wish, comply with the instructions of the Installer regarding the return shipment of the goods at the Installer's expense and risk.

If You do make the goods available to the Installer and the Installer does not pick them up within twenty (20) days of the date of Your notice of cancellation, You may retain or dispose of the goods without any further obligation. If You fail to make the goods available to the Installer, or if You agree to return the goods to the Installer and fail to do so, then You remain liable for performance of all obligations under the Installation Agreement.

To cancel this Installation Agreement, mail or deliver a signed and dated copy of this Cancellation Notice or any other written notice, or send a telegram, to Palmetto Solar, LLC at 1505 King St Ext, Suite 114, Charleston, South Carolina 29405 NOT LATER THAN MIDNIGHT OF

7/14/2022
(Date)

I HEREBY CANCEL THIS INSTALLATION AGREEMENT.

(Date)

Homeowner's Name:

Signature: _____

Name:  _____

Date: _____

Co-Owner's Name (if any)

Signature: _____

Name: _____

Date: _____

EXHIBIT C

**HOMEOWNER RELEASE OF INSTALLER
FROM HOMEOWNER'S ASSOCIATION CLAIMS**

By my signature below I represent that I (a) am the owner of the property located at:

24833 Butterchurn Road Wildomar, CA 92595

I acknowledge that my homeowner's association has denied my application relating to installation of a solar panel system by Palmetto Solar, LLC. By my signature below I hereby direct Palmetto Solar, LLC to nonetheless proceed with its installation. I acknowledge and accept all responsibility relating to the homeowner's association (including claims alleged or damages assessed) of proceeding with the installation. I also fully release Palmetto Solar, LLC from any and all past, present, and future claims, demands, obligations or causes of action alleged by or through, or relating in any manner to, the homeowner's association.

Homeowner's Name:

Signature: _____

Name: _____

Date: _____

Co-Owner's Name (if any)

Signature: _____

Name: _____

Date: _____

Schedule 1


Description of System

System Size (kW DC)	7.6
Panel Type	400W All Black Module
Inverter	SolarEdge SE11400H-US

Schedule 2

Additional Products

**ACKNOWLEDGEMENT OF RESPONSIBILITY FOR
ACTUAL TERMINATION COSTS**

This acknowledgement accompanies and amends the Installation Agreement dated as of July 11, 2022 between Palmetto Solar, LLC and  (the "**Installation Agreement**"). Capitalized terms used herein but not defined shall have the meaning set forth in the Installation Agreement.

Notwithstanding anything to the contrary in the Installation Agreement, You acknowledge and agree that:

As provided in Section 13 of the Installation Agreement, You have a right to cancel the Installation Agreement at any time by providing written notice of cancellation to the Installer.

In the event Installer begins performance of work on Your Property prior to receipt of Your written notice to cancel the Installation Agreement, You agree to pay Installer, within fifteen (15) days of Installer's invoice, all costs incurred for work performed through the date of cancellation (the "**Actual Termination Costs**"). Actual Termination Costs may include, but are not limited to, site improvement costs such as roof repair or replacement and electrical upgrades.


Your payment of Actual Termination Costs will be Your sole obligation, and will be Installer's sole remedy, in the event of Your cancellation of the Installation Agreement after Installer begins performance of work on Your Property.

For the sake of clarity, if You are responsible for Actual Termination Costs, You will not also be responsible for the Cancellation Fee. If You are responsible for the Cancellation Fee (applicable in the event Installer has not begun performance of Work on Your Property), You will not also be responsible for Actual Termination Costs.

Except as expressly provided in this acknowledgement, all terms, conditions, agreements and understandings in the Installation Agreement remain unchanged and in full force and effect.

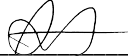
This acknowledgement is effective upon Your signature below. You agree that Your electronic signature will have the same force and effect as a manual signature. An electronic signature is any electronic sound, symbol or process attached to or logically associated with a record and executed and adopted by a party with the intent to sign such record.

HOMEOWNER

Name: 

Date: July 11, 2022

INSTALLER


Name: 

Date: July 11, 2022



Palmetto.com
(855) 339-1831
1505 King Street Suite #114
Charleston, SC 29405

Homeowner's Authorization

I,  _____ authorize Palmetto Solar, LLC and its subcontractors to act as my Agent for the express purpose of applying for and obtaining electrical, building, and other permits as required by the Authority Having Jurisdiction for the installation of a photovoltaic system and/or energy storage on my property located at :

_____ 24833 Butterchurn Road Wildomar, CA 92595 _____.

This authorization includes the transfer/re-administering, and/or cancellation of any existing permits on file for the purpose of updating/applying with an alternate subcontractor.

Name:  _____

Signature:  _____

Date: July 11, 2022 _____

Palmetto Solar, LLC

License(s): 1048921



Loan ID
22-16-093507

Payoff quote date
06/18/2024

Installation address
24833 Butterchurn Road
Wildomar, CA 92595

Payoff details

Principal	\$32,721.75
Accrued interest	\$37.98
UCC termination recording fee	\$106.00
Total payoff	\$32,865.73
Payoff good thru 6/26/2024	Additional per diem interest fee \$1.81

Please send the payoff by wire or check.

GoodLeap wire instructions

Please reference GoodLeap account number 22-16-093507 in the wire memo to ensure timely processing.

Bank name	Account name
Keybank	GoodLeap -TCR
Routing number	Account number
041001039	359681604732

Paying by check

Payable to	Mail the check to
GoodLeap	1410 SW Morrison Street 7th Floor Portland, OR 97205

If you have any questions, contact customerservice@goodleapsupport.com.

Property Renovation Summary



24833 Butterchurn Rd, Wildomar, CA 92595

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

Description	Contractor	Contractor Information
Installed new carpet Installed flooring	Interior Logic Group, LLC - RIV	Interior Logic Group, LLC - RIV ps.nataact@interiorlogicgroup.com (503) 433-2972
Repainted interior and exterior of the home	Zamora General Construction Corp - RIV	Zamora General Construction Corp - RIV zamoraconstructionroofing@gmail.com (951) 557-2497