



REAL ESTATE TRANSFER DISCLOSURE STATEMENT
(CALIFORNIA CIVIL CODE §1102, ET SEQ.)
(C.A.R. Form TDS, Revised 6/24)

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 Moreno Valley, COUNTY OF Riverside, STATE OF CALIFORNIA, DESCRIBED AS 17562 Calle De Amigos, Moreno Valley, CA 92551

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) 02-27-2025. 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 § 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 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 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 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)
Buyer is aware that the security system does not convey with sale of the home. Electronic Locksets, Kwikset 914 (or similar, present and in place) will be removed and replaced with a standard lock prior to the close of escrow.
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 or Other Eastern Municipal Water District, Gas Supply: Utility, Bottled (Tank), Window Screens, Window Security Bars, Quick Release Mechanism on Bedroom Windows, Water-Conserving Plumbing Fixtures
Exhaust Fan(s) in 220 Volt Wiring in Fireplace(s) in Living room
Gas Starter, Roof(s): Type: Tile, Age: 19 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)



Property Address: 17562 Calle De Amigos, Moreno Valley, CA 92551 Date: 02-27-2025

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following?  Yes  No. If yes, check appropriate space(s) below.  
 Interior Walls  Ceilings  Floors  Exterior Walls  Insulation  Roof(s)  Windows  Doors  Foundation  Slab(s)  
 Driveways  Sidewalks  Walls/Fences  Electrical Systems  Plumbing/Sewers/Septics  Other Structural Components  
(Describe: Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property)

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

\*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with § 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, or 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:
- 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
- (Note to C4 and C5: If transferor acquired the property within 18 months of accepting an offer to sell it, transferor shall make additional disclosures regarding the room additions, structural modifications, or other alterations or repairs on a Seller Property Questionnaire (C.A.R. Form SPQ).)
- 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 § 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, 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. Shared fence line with adjoining house. 12. Buyer to confirm CC&Rs per neighborhood.

13 & 14. HOA 1: Moreno Valley Ranch-West Village Homeowners Association, phone number: 8004285588 and main fee: \$35.00 paid monthly. HOA 2: Moreno Valley Ranch Community Association, phone number: 951-244-0048 and main fee: \$74.00 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, or 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.  
Authorized signer on behalf of  
Seller Brad Bonney Opendoor Property Trust I Date 02-27-2025  
Seller \_\_\_\_\_ Date \_\_\_\_\_



Property Address: 17562 Calle De Amigos, Moreno Valley, CA 92551 Date: 02-27-2025

**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 Melissa Westfall Date 02-27-2025  
(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 Brad Bonney Date 02-27-2025 Buyer \_\_\_\_\_ Date \_\_\_\_\_

Authorized signer on behalf of  
Seller Opendoor Property Trust I Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent (Broker Representing Seller) Opendoor Brokerage Inc. By Melissa Westfall Date 02-27-2025  
(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 IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.**

© 2024, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®.

Published and Distributed by: REAL ESTATE BUSINESS SERVICES, LLC. a subsidiary of the California Association of REALTORS®





SELLER PROPERTY QUESTIONNAIRE
(C.A.R. Form SPQ, Revised 6/24)

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 17562 Calle De Amigos, Moreno Valley, CA 92551, Assessor's Parcel No. 312-320-007, situated in Moreno Valley, 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.

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 (Note to seller: The manner of death may be a material fact to the Buyer, and should be disclosed, except for a death by HIV/ AIDS.) B. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.) 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 (In general, a zone or district allowing manufacturing, commercial or airport uses.) E. Whether the Property is affected by a nuisance created by an "industrial use" zone F. Whether the Property is located within 1 mile of a former federal or state ordnance location (In general, an area once used for military training purposes that may contain potentially explosive munitions.) G. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision H. Insurance claims affecting the Property within the past 5 years I. Matters affecting title of the Property J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3



Property Address: 17562 Calle De Amigos, Moreno Valley, CA 92551

- K. Any inspection reports on any exterior balconies, stairways or other "Elevated Elements" on buildings with 3 or more units on the Property prepared within the last 6 years, or 9 years for condominiums .....  Yes  No
  - L. 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 (1) and (2) blank).....  Yes  No
  - (1) If yes, whether any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed (if No, leave (2) blank) .....  Yes  No
  - (2) If yes to (1), whether such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule .....  Yes  No
- F. Whether you purchased the property within 18 months of accepting an offer to sell it.....  Yes  No
  - (1) If yes, have any room additions, structural modifications, or other alterations or repairs (collectively "Improvements") been performed by a contractor while you have owned the Property.....  Yes  No

Note 1: If yes to F(1), Seller shall provide in the Explanation below: (i) a list of such Improvements and (ii) the name and contact information for each contractor who performed services of \$500 or more.

Note 2: If yes to F(1), Seller shall provide in the Explanation below (i) a list of those Improvements for which seller has obtained permits and Seller shall attach copies of those permits to this SPQ and (ii) for those Improvements for which Seller does not have a permit, Seller shall include a statement identifying those Improvements and that Seller was not provided permits by the third party making the Improvement and the contact information for such third parties from whom the buyer may obtain those permits.

Explanation, or  (if checked) see attached: D. Interior painting was done for the property as needed.

F. see attached renovation summary

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 existence of a solar power system (if yes, Seller to provide C.A.R. Form SOLAR).....  Yes  No
- C. The leasing of any of the following on or serving the Property: solar power system, water softener system, water purifier system, alarm system, or propane tank(s) .....  Yes  No
- D. An alternative septic system on or serving the Property .....  Yes  No
- E. Whether any structure on the Property other than the main improvement is used as a dwelling .....  Yes  No
  - (1) If Yes to E, whether there are separate utilities and meters for the dwelling.....  Yes  No
  - (2) If Yes to E, whether the dwelling received a permit or other government approval as an Accessory Dwelling Unit (ADU) .....  Yes  No

Explanation: A. Installed new carpet at previously carpeted locations. Installed LVP.

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 watertable, 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

SPQ REVISED 6/24 (PAGE 2 OF 4) Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_ Seller's Initials BB / \_\_\_\_\_

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 2 OF 4)





Property Address: 17562 Calle De Amigos, Moreno Valley, CA 92551

- 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: A. Previous seller had pet(s) - details unknown.

**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 house..



Property Address: 17562 Calle De Amigos, Moreno Valley, CA 92551

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

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/mailling address and the city which has jurisdiction over the property

18. OTHER: ARE YOU (SELLER) AWARE OF...
A. Any occupant of the Property smoking or vaping any substance on or in the Property, whether past or present
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. Whether the property is tenant occupied
E. Whether the Property was previously tenant occupied even if vacant now
If yes, disclose if you know the method or manner of how the tenancy ended.

19. MATERIAL FACTS:
A. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer
B. (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 of 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 Brad Bonney Opendoor Property Trust I Date 02-27-2025

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

© 2024, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®.

Published and Distributed by: REAL ESTATE BUSINESS SERVICES, LLC. a subsidiary of the California Association of REALTORS®

SPQ REVISED 6/24 (PAGE 4 OF 4)

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 4 OF 4)

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwof.com

New Forms



Property Renovation Summary

# Opendoor

17562 Calle De Amigos, Moreno Valley, CA 92551

Description	Contractor	Contractor Information
Installed carpet.	Redi Carpet Inc - RIV-S	Redi Carpet Inc - RIV-S don.roberts@redicarpet.com (623) 383-5164
Interior painting done for the property.	Zamora General Construction Corp - RIV	Zamora General Construction Corp - RIV zamoraconstructionroofing@gmail.com (951) 557-2497





FirstService Residential California  
15241 Laguna Canyon Road  
Irvine, CA 92618  
(800) 428-5588



# Memorandum

January 28, 2025

**Dear Special Ops Unit:**

**PLEASE ENSURE THAT ALL DOCUMENTS AND CLOSING FUNDS ARE REMITTED TO:**

**FirstService Residential California, LLC  
15241 Laguna Canyon Road  
Irvine, CA 92618**

\*Failure to send documents and closing funds to the above address may result in delayed processing.

Our website address is <https://fsresidential.com/california/home>

**We need your assistance when closing your file.**

Please make sure you are cutting checks to the proper entity. All co-mingled checks will be returned to title to be recut to the proper entity per our Statement of Account.

- When cutting your check to the management company for disclosure, please remember to use our new name, FirstService Residential California.
- When cutting your check for any balance due and/or association based charges, make your check payable to the Association.
- When collecting a buyer's pre-payment for association dues, please clarify what months you are collecting for.
- Please include a certified or recorded copy of the deed along with separate checks for each file.
- If sending anything directly to an attorney or collections company, please include a copy of sent items along with your closing documentation to us.
- Please provide the seller's forwarding address in the closing documents remitted to FirstService Residential.

Thank you in advance for your cooperation. If you have any questions please call us at (800) 428-5588.

Sincerely,

FirstService Residential California



FirstService Residential California  
 15241 Laguna Canyon Road  
 Irvine, CA 92618  
 (800) 428-5588



# Billing Disclosure Form

# CA-B99249

Provided as required by Section 4525\*

**THIS IS NOT AN INVOICE:** This form is being provided as required by California Civil Code §4530 and is not intended to be utilized as a total amount due on any specific resale transaction.

The seller may, in accordance with Section 4530 of the Civil Code, provide to the prospective purchaser, at no cost, current copies of any documents specified by Section 4525 that are in the possession of the seller. A seller may request to purchase some or all of these documents, but shall not be required to purchase ALL of the documents listed on this form.

**Account Information:**

Association: West Village HOA  
 Property Address: 17562 Calle De Amigos  
 Moreno Valley, CA 92551  
 Owner of Property: XXXXXXXXXX  
 Concepcion Acuna Medina  
 Owner's Mailing Address: 17562 Calle De Amigos, Moreno Valley, CA 92551

**Provider of §4525 Items:**

Print Name: Dan Soto  
 Position/Title: Association Disclosure Specialist  
 Date Completed: January 28, 2025

**Not Available(N/A),  
 Not Applicable(N/App),  
 OR Directly Provided by  
 Seller and confirmed in  
 writing by Seller as a**

Document	Civil Code Section	Fee For Document	current document (DP)
Articles of incorporation or statement that not incorporation	Section 4525(a)(1)	\$57.00	
CC&Rs	Section 4525(a)(1)	\$65.00	
Bylaws	Section 4525(a)(1)	\$57.00	
Operating Rules	Section 4525(a)(1)	\$41.00	
Age restrictions, if any	Section 4525(a)(2)	\$0 (Included in CC&Rs)	
Rental restrictions, if any	Sections 4525(a)(9)	\$0 (Included in CC&Rs)	
Annual budget report or summary, including reserve study	Sections 5300 and 4525(a)(3)	\$57.00	
Assessment and reserve funding disclosure summary	Sections 5300 and 4525(a)(4)	\$0 (Included in Budget)	
Financial statement review	Sections 5305 and 4525(a)(3)	\$57.00	
Assessment enforcement policy	Sections 5310 and 4525(a)(4)	\$0 (Included in Budget)	
Insurance summary	Sections 5300 and 4525(a)(3)	\$0 (Included in Budget)	
Regular assessment	Section 4525(a)(4)	\$0 (Included in Statement)	
Special assessment	Section 4525(a)(4)	\$0 (Included in Statement)	
Emergency assessment	Section 4525(a)(4)	\$0 (Included in Statement)	
Other unpaid obligations of the seller	Sections 5675 and 4525(a)(4)	\$0 (Included in Statement)	
Approved changes to assessments	Sections 5300 and 4525(a)(4),(8)	\$0 (Included in Budget)	
Settlement notice regarding common area defects	Sections 4525(a)(6), (7) and 6100	See disclosure if applicable	
Preliminary list of defects	Section 4525(a)(6), 6000 and 6100	See disclosure if applicable	
Notice(s) of violation	Sections 5855 and 4525(a)(5)	\$0 (Included in Statement)	
Required statement of fees	Section 4525	\$0 (Included in Statement)	
Minutes of regular meetings of the board of directors conducted over the previous 12 months, if requested	Section 4525(a)(10)	\$115.00	
<b>TOTAL FEES for these documents:</b>		<b>\$449.00</b>	<b>DO NOT PAY</b>

\*The information provided in this form may not include all fees that may be imposed before the close of the escrow. Additional fees that are not related to the requirements of Section 4525 may be charged separately. Please visit [www.fsresidential.com/california](http://www.fsresidential.com/california), click Residents along the top of the page, then select "Escrow Services & Documents". Select [List of Services](#) on the right-hand side of the page to download a full list of fees and services.



FirstService Residential California  
 15241 Laguna Canyon Road  
 Irvine, CA 92618  
 (800) 428-5588



## Resale Statement of Account

**CA-B99249**

Moreno Valley Ranch-West Village Homeowners Association  
 This statement has been prepared on January 28, 2025  
 On behalf of [REDACTED]; owner(s) of  
 17562 Calle De Amigos, Moreno Valley, CA 92551  
 Purchaser(s) is/are Opendoor Property Trust I, a Delaware Statutory Trust

### Insurance Information

For all insurance information please contact:  
 Name: **LaBarre/Oksnee Insurance**  
 Phone Number: **800-698-0711**

### Fees due from Seller

**Please send one check for the following amounts/sums due payable to: Moreno Valley Ranch-West Village Homeowners Association, 15241 Laguna Canyon Road.**

**Balance due for account number WVI-WEVIL-3729-01 through 01/28/2025: \$0.00**

The amount above is the balance for the account as of the above date. Late fees, additional assessments and other charges will be added as they occur. *FirstService Residential California* offers (1) free update(s) within 30 days, any subsequent updates are charged \$142 per request. Verbal updates are not provided. The requester is responsible for obtaining an update for the account (7) days prior to closing.

*Please note: No credits will be issued by FirstService Residential California. Any adjustment to the maintenance account must be made between the buyer and seller at closing.*

### Fees due from Buyer

**Please send one check for the following amounts/sums due payable to: Moreno Valley Ranch-West Village Homeowners Association, 15241 Laguna Canyon Road.**

**First Monthly ASSESSMENT: \$35.00**



FirstService Residential California  
 15241 Laguna Canyon Road  
 Irvine, CA 92618  
 (800) 428-5588



## Resale Statement of Account (continued)

**CA-B99249**

Moreno Valley Ranch-West Village Homeowners Association  
 This statement has been prepared on January 28, 2025  
 On behalf of [REDACTED]; owner(s) of  
 17562 Calle De Amigos, Moreno Valley, CA 92551  
 Purchaser(s) is/are Opendoor Property Trust I, a Delaware Statutory Trust

### Fees due for Resale Statement of Account

**Please send a SEPARATE check for all of the foregoing amounts/sums due to: FirstService Residential California, 15241 Laguna Canyon Road.**

The following is a statement including the disclosure fee due for the preparation of this certificate and any subsequent documentation.

Standard (6-10 days) Statement of Account Transfer Processing Fee	\$508.00
Litigation Disclosure / Letter	\$57.00
Occupancy Report	\$49.00
Certificate of Insurance (Association)	\$57.00
Management Liability Certificate	\$57.00
Annual Budget Package	\$57.00
Financial Audit / Review	\$57.00
12 Months Board Meeting Minutes	\$115.00
Operating Rules / Association Policies	\$41.00
CC&Rs	\$65.00
Articles of Incorporation	\$57.00
ByLaws	\$57.00

**Total Resale Statement of Account Fees Due: \$1,177.00**

### Requester Information

Requested By: Special Ops Unit  
 Company: OS National  
 Address: 3097 Satellite Blvd, Suite 400  
 Duluth, GA 30096  
 Phone #: 6782054092  
 Email: souprocessing@osnational.com  
 Escrow #: CA107866



FirstService Residential California  
 15241 Laguna Canyon Road  
 Irvine, CA 92618  
 (800) 428-5588



## Resale Statement of Account (continued)

**CA-B99249**

Moreno Valley Ranch-West Village Homeowners Association  
 This statement has been prepared on January 28, 2025  
 On behalf of [REDACTED]; owner(s) of  
 17562 Calle De Amigos, Moreno Valley, CA 92551  
 Purchaser(s) is/are Opendoor Property Trust I, a Delaware Statutory Trust

### Assessment Information

The following is a statement as to the amount of Moreno Valley Ranch-West Village Homeowners Association's current regular assessments, special assessments, and any other fees or charges currently imposed by the Association and payable by unit owner(s).

ASSESSMENT: **\$35.00 due Monthly on the 1st day of the payment period**  
 Late Fee: **Any assessment received 31 days after the due date will be assessed a late fee of \$5.00. At 31 days, an additional 1% of the total assessment amount will be assessed.**

### Violation Information

The records of Moreno Valley Ranch-West Village Homeowners Association reflect the following alleged violation(s) of the governing documents that remains unresolved at the time of the request:

**There are none known at this time.**

This statement by the Association does not relieve the Buyer of the property from the obligation to disclose alterations or improvements to the property which violate the declaration or which may not have been approved, nor does it preclude the Association from taking action against the purchaser of the property for violations existing at the time purchase. There may be other items that have not been noted on this statement as it relates to landscaping or architectural improvements that may or may not be approved by the Association at the time of receipt of this notice. California Civil Code §4525 Section (5) read in part; "The notice shall not be deemed a waiver of the association's right to enforce the governing documents against the owner or the prospective purchaser of the separate interest with respect to any violation."

If you have any questions regarding violations, please contact the Community Manager, Holly Dillenbeck, at 951-973-7507.





FirstService Residential California  
15241 Laguna Canyon Road  
Irvine, CA 92618  
(800) 428-5588



## Resale Statement of Account (continued)

CA-B99249

Moreno Valley Ranch-West Village Homeowners Association  
This statement has been prepared on January 28, 2025  
On behalf of [REDACTED]; owner(s) of  
17562 Calle De Amigos, Moreno Valley, CA 92551  
Purchaser(s) is/are Opendoor Property Trust I, a Delaware Statutory Trust

### Litigation Information

This notice confirms that FirstService Residential California has not been advised by the above named association that the association is aware of or has been served with any pending litigation against the association. This is also to advise you that FirstService Residential California has not undertaken any independent search as to whether there is any pending litigation against the association.

This disclosure is meant to provide notice of material litigation matters of the Association that it is aware of as of the date of this disclosure, and this disclosure does not include any matter that might be pending in Small Claims Court.

**The proceeding is not intended to suggest that there is or is not active or pending litigation within the association.**

*You are advised that there are often delays in the preparation of litigation disclosures by associations. They arise due to the delay that occurs from the time a lawsuit is filed against an association until the time it is served on the association, and until a written litigation disclosure is prepared by legal counsel representing an association, and thereafter is made available by an association's board of directors. Once a disclosure on a case is prepared, it is to be regarded as a general notice of certain non-confidential and non-privileged matters in connection with the disclosed litigation as of the date that such disclosure was prepared. In addition, such a disclosure is not an exhaustive discussion of the facts of a case nor is it a prediction of the outcome of it, or an analysis of the financial effect it might have on the association. Therefore should you desire more information about any case, or want to know whether cases that may not as yet be the subject of a written disclosure to members and prospective buyers have been filed against the association, all of the pleadings of a case are public records, and unless sealed by an order of the Court, the file may be viewed and copies may be obtained from the office of the Clerk of the Court in the County where the association is located, which is the County where a lawsuit against an association is usually filed.*



FirstService Residential California  
15241 Laguna Canyon Road  
Irvine, CA 92618  
(800) 428-5588



## Resale Statement of Account (continued)

CA-B99249

Moreno Valley Ranch-West Village Homeowners Association  
This statement has been prepared on January 28, 2025  
On behalf of [REDACTED]; owner(s) of  
17562 Calle De Amigos, Moreno Valley, CA 92551  
Purchaser(s) is/are Opendoor Property Trust I, a Delaware Statutory Trust

### Disclosure to Seller and Buyer

1. FirstService Residential California is the Property Management Company for Moreno Valley Ranch-West Village Homeowners Association.
2. Homeowner assessments are due in advance on the 1st day of each month. A statement will be sent to the buyer's mailing address, as a courtesy, within 30 days from the notification of close of escrow ("COE") to FirstService Residential California. Should buyer not receive a billing within 30 days of COE, Buyer is to send 1 month's dues payment to the Association along with a copy of this form. The assessment payment due-date is established by the Association (generally the 15th or 30th day of each month), and any payments received after the due date may be subject to a late charge.
3. Association assessments are an assessment ON PROPERTY. California Law provides the Association with the right to lien and foreclose ON YOUR PROPERTY due to nonpayment of assessments.
4. California Civil Code §4525 requires that the Seller of real property within an Association / Common Interest Development provide to a Buyer certain items. The Seller may request the Homeowners Association to provide the Buyer the items and the Association may charge a reasonable fee for this service. These fees, in addition to other fees charged by the Association, are set forth in this Statement of Account.
5. This Statement of Account documents the referenced account as of the date of issuance. Payments and charges are posted to accounts daily. **Escrow, FirstService Residential California offers (1) free update(s) within 30 days, any subsequent updates are charged \$142 per request. Verbal updates are not provided. The requester is responsible for obtaining an update for the account at least seven (7) days prior to closing.**
6. Upon closing, Escrow is responsible for collecting all amounts shown on this Statement of Account; no refunds will be issued for any Homeowners Association documents requested by Escrow.
7. Should this escrow transaction cancel or not close: a) All amounts shown on this Statement of Account remain payable by the Seller. Entering into an escrow does not suspend the responsibility to pay the Association assessment; b) in the event this escrow transaction cancels, Escrow is responsible for collecting and remitting the cancellation fee of \$75.00. If this fee is not collected, the charge will remain on the Seller's account until paid.
8. Sellers who pay their assessments via ACH can cancel their recurring payment in advance of the closing by going to [FSResidential.com/California](https://FSResidential.com/California), selecting "Make a Payment", and logging into their account to terminate their ACH payment setup. The seller's ACH payment will be automatically terminated once the buyer's account is set up in our software system.



FirstService Residential California  
 15241 Laguna Canyon Road  
 Irvine, CA 92618  
 (800) 428-5588



## Return Form

CA-B99249

**ATTENTION ESCROW:**

To assist in refunding any credit balance due to the seller it is imperative that you provide the seller's forwarding address in the closing documents remitted to FirstService Residential. You can utilize the below return form or remit the information in a closing letter from your office.

Failing to provide the seller's forwarding address may result in the seller's credit balance being forwarded to your office for disposition to the seller.

**Seller**, please provide the following information:

Forwarding Address: \_\_\_\_\_

**Escrow**, please provide the following information:

The property will  will not  be occupied by the owners(s). Property will be occupied as of \_\_\_\_\_

All billings, correspondence for new owners, after COE should be mailed to Buyer's at:

\_\_\_\_\_

List all new owners on title for said property: \_\_\_\_\_

\_\_\_\_\_

The undersigned hereby acknowledge the receipt of this document which specifies the fees due for the Resale Statement of Account, each understands its responsibilities as set forth herein, and each authorizes the Escrow Agent to pay to the Association and FirstService Residential California, the charges set forth, respectively, as currently shown or as may be amended before the Close of Escrow.

\_\_\_\_\_  
 Seller's Signature Date

\_\_\_\_\_  
 Buyer's Signature Date

\_\_\_\_\_  
 Name (print or type)

\_\_\_\_\_  
 Name (print or type)

\_\_\_\_\_  
 Seller's Signature Date

\_\_\_\_\_  
 Buyer's Signature Date

\_\_\_\_\_  
 Name (print or type)

\_\_\_\_\_  
 Name (print or type)

**Please forward this statement signed by all parties, escrow's closing statement(s), fees and sums due to:**

FirstService Residential California, LLC  
 15241 Laguna Canyon Road Irvine, CA 92618



**The Avalon Management Group, Inc.**

31608 Railroad Canyon Road  
Canyon Lake, California 92587  
Phone: (951) 244-0048 • Web:www.AvalonWeb.com

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

02/11/2025

OS NATIONAL  
530 TECHNOLOGY DR. #100  
IRVINE CA, 92618

Re: Escrow # CA107866  
Re: MORENO VALLEY RANCH COMMUNITY ASSOCIATION  
Property address: 17562 CALLE DE AMIGOS  
Account # 1873-71

Tel # 000-000-0000  
Fax # 000-000-0000

ATTN: MICHELLE PONCE

Enclosed is the information ordered. This information has been compiled to the best of our knowledge as Agent for the Association and is being provided solely to [REDACTED].

We have included all information available to the homeowner. We are not able to complete your forms. Please do not ask us to.

Important Note: Please confirm with seller that no Architectural Applications are in process and that no changes without written approval have been made to the exterior of the home or lot. Please contact our office in writing for any questions regarding this.

Please issue transfer/processing check to THE AVALON MANAGEMENT GROUP, INC. for:\$ 880.00

The amount currently owed to MORENO VALLEY RANCH COMMUNITY ASSOCIATION as of 02/11/2025 is \$ 0.00 .

The regular MONTHLY assessment for this lot/home is \$ 74.00 .

(continued on next page)



**The Avalon Management Group, Inc.**

31608 Railroad Canyon Road  
Canyon Lake, California 92587  
Phone: (951) 244-0048 • Web:www.AvalonWeb.com

02/11/2025

Re: Escrow # CA107866  
Re: MORENO VALLEY RANCH COMMUNITY ASSOCIATION  
Property address: 17562 CALLE DE AMIGOS  
Account # 1873-71

Page 2 of 2

Please make sure of the following:

- > ALL MEMBER ID TO BE RETURNED TO ASSOCIATION IMMEDIATELY
- > UPON TRANSFER. FAILURE TO DO SO IS A \$35 CHARGE PER ID

ESCROW INSTRUCTIONS:

This demand EXPIRES 2/24/2025

February is paid.

**\*\*Have owner stop online bill pay effective today\*\***

COLLECT BUYER'S 1ST MONTH DUES.

EMAIL FOR FINAL FIGURES WHEN CUTTING CHECKS AS THESE TOTALS ARE SUBJECT TO CHANGE.

SUBMIT the New Owner info. Sheet containing ALL Owners' names & Grant Deed

**PLEASE, PLEASE, PLEASE** contact us prior to cutting final checks to confirm any changes to the amounts owed.

Thank You!

The Escrow Department,  
Avalon Management

Phone: (951) 244-0048 ext 116  
Email: Escrow@AvalonWeb.com




MORENO VALLEY RANCH COMMUNITY ASSOCIATION

Association Information Sheet

Current only as of : 02/11/2025

Address > 17562 CALLE DE AMIGOS

Information provided solely to > 

---

---

Unit Information

Unit # > 1873-71 MONTHLY Dues are > 74.00

Title is held as SIMPLE

---

---

Developer Information

The Developer turned over the Association in APPRX. 1990

The Association has passed 26 budget cycles since turnover

The Developer is not on the Board of Directors.

The Developer does not own any amenities.

---

---

Type of Association

The Association was constructed beginning in 1989

The Association was not a conversion.

The Association is a PUD Association.

There are 3800 homes/units.

The Association has the following amenities:

- > CLUBHOUSE, POOL, SPA, FITNESS CENTER,
- > BASKETBALL COURTS, VOLLEYBALL COURT, PARK
- > BARBEQUE AREA AND A LAKE.

The Association owns all amenities.

The Association does not lease any amenities.

The Association can not expand beyond what it is today.

The Association does not have commercial use within the project.

The Association does not own rental units in the project.

The Association does not allow short term rental of homes.

The Association also limits rent/leases as follows:

> SEE RENTAL RESTRICTIONS FOR MORE INFORMATION.

---

---

Management Company Information

We do not furnish copies of the management contract. The contract term is one year.

continued on next page

MORENO VALLEY RANCH COMMUNITY ASSOCIATION

Association Information Sheet

Current only as of : 02/11/2025

Address > 17562 CALLE DE AMIGOS

Information provided solely to > [REDACTED]

Page 2/2

---

---

Association Financial Information

(updated only at the beginning of each fiscal year)

The fiscal year is JANUARY - DECEMBER

The number of homes delinquent over 60 days is about APPROX. 16%

There are currently no special assessments, but they can be approved at any meeting of the Board of Directors if the need arises.

The Association expects income to meet expenses this year.

The MONTHLY assessments in this Association are \$74.00

---

---

General Information

We are not able to track owner occupancy. Some owners use off-site mailing addresses that live at the project. We estimate, but cannot guarantee, that 75% of owners use an onsite mailing address.

An investor does not own more than ten percent of the units in this Association.

The Association has a policy of not releasing information related to litigation without express written authorization signed by the current owner. Please contact our office for an authorization form.

The Association does not have employees

---

---

Insurance Information

The Associations Insurance Policy # is

Certificates, copies of policies and further information may be obtain by contacting

LABARRE/OKSNEE INSURANCE P:949-588-0711

---

---

This information is provided by The Avalon Management Group, Inc. in the capacity as Agent for the Association. Every effort is made to provide accurate information but we cannot guarantee it. You should verify this information through other sources.

MORENO VALLEY RANCH COMMUNITY ASSOCIATION  
NEW OWNER INFORMATION SHEET

Please Complete, Sign, & Return to:

THE AVALON MANAGEMENT GROUP, INC.  
31608 RAILROAD CANYON ROAD  
CANYON LAKE, CALIFORNIA 92587

Re: Unit# 1873-71  
Address : 17562 CALLE DE AMIGOS

OWNER INFORMATION

Name(s) as shown on title:

\_\_\_\_\_

New Mailing address (if different from property address):

\_\_\_\_\_

Home Phone: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Work Phone: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Cell Phone: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Email Address: \_\_\_\_\_

OWNERS AGREEMENT

By signing below I certify that I have read, received, and agree to the Articles of Incorporation, CC&Rs, Bylaws, and Rules & Regulations of the homeowners association. I understand and agree that I am obligated to pay the assessments, late fees, collection costs, fines, special assessments and other charges, subject to the association's governing documents.

Signed: \_\_\_\_\_ Dated: \_\_\_ / \_\_\_ / \_\_\_