



CALIFORNIA  
ASSOCIATION  
OF REALTORS®

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

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Temecula, COUNTY OF Riverside, STATE OF CALIFORNIA,  
DESCRIBED AS 41910 Pacific Grove Way, Temecula, CA 92591.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF (date) 01/04/2022. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

**I. COORDINATION WITH OTHER DISCLOSURE FORMS**

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property).

**Substituted Disclosures:** The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

☒ Inspection reports completed pursuant to the contract of sale or receipt for deposit.

☒ Additional inspection reports or disclosures:

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

☐ No substituted disclosures for this transfer.

**II. SELLER'S INFORMATION**

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

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

Seller ☐ is ☒ is not occupying the property.

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

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

Exhaust Fan(s) in \_\_\_\_\_ 220 Volt Wiring in \_\_\_\_\_ Fireplace(s) in Living room

☐ Gas Starter ☒ Roof(s): Type: Tile roof Age: Unknown (approx.)

☒ Other: Ceiling fans

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? ☐ Yes ☒ No. If yes, then describe. (Attach additional sheets if necessary): List of items in the home may not be complete. Any items remaining in home at time of sale (Besides Kwikset Security System) will be left. Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

(\*see note on page 2)

Buyer's Initials ( ) ( )

Seller's Initials MM ( )

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TDS REVISED 6/20 (PAGE 1 OF 3)

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



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

Opendoor Brokerage Inc., 1 Post St Fl 11 San Francisco CA 94104

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)

Phone: 4803516622

Fax:

Property Address: **41910 Pacific Grove Way, Temecula, CA 92591** Date: **01/04/2022**

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? ☐ Yes ☒ No. If yes, check appropriate space(s) below.

☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Exterior Walls ☐ Insulation ☐ Roof(s) ☐ Windows ☐ Doors ☐ Foundation ☐ Slab(s)  
☐ Driveways ☐ Sidewalks ☐ Walls/Fences ☐ Electrical Systems ☐ Plumbing/Sewers/Septics ☐ Other Structural Components

(Describe: \_\_\_\_\_)

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

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

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

1. 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
2. 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
3. Any encroachments, easements or similar matters that may affect your interest in the subject property . . . . . ☐ Yes ☒ No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits. . . . . ☐ Yes ☒ No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes . . . . . ☐ Yes ☒ No
6. Fill (compacted or otherwise) on the property or any portion thereof . . . . . ☐ Yes ☒ No
7. Any settling from any cause, or slippage, sliding, or other soil problems . . . . . ☐ Yes ☒ No
8. Flooding, drainage or grading problems . . . . . ☐ Yes ☒ No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides . . . . . ☐ Yes ☒ No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements . . . . . ☐ Yes ☒ No
11. Neighborhood noise problems or other nuisances . . . . . ☐ Yes ☒ No
12. CC&R's or other deed restrictions or 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, or other areas co-owned in undivided interest with others) . . . . . ☒ Yes ☐ No
15. Any notices of abatement or citations against the property . . . . . ☐ Yes ☒ No
16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to Section 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to Section 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to Section 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to Section 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) . . . . . ☐ Yes ☒ No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): **Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property**

2) Shared Fence line with adjoining houses.

12) Buyer to confirm CC&Rs per neighborhood

13) Temeku Hills Master Association, 858-495-0900 and main Fee: \$100.00 monthly paid. Please see attached for HOA-related expenses provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information.

- D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.
2. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

Buyer's Initials ( ) ( )

Seller's Initials (MM) ( )

TDS REVISED 6/20 (PAGE 2 OF 3)

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



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

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

CA

Property Address: 41910 Pacific Grove Way, Temecula, CA 92591 Date: 01/04/2022  
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 01/04/2022  
Seller \_\_\_\_\_ Date \_\_\_\_\_

### III. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

- ☐ See attached Agent Visual Inspection Disclosure (AVID Form)  
☐ Agent notes no items for disclosure.  
☐ Agent notes the following items: \_\_\_\_\_

Agent (Broker Representing Seller) Opendoor Brokerage Inc. By Ben Braksick Date 01/04/2022  
(Please Print) (Associate Licensee or Broker Signature)

### IV. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the agent who has obtained the offer is other than the agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

- ☐ See attached Agent Visual Inspection Disclosure (AVID Form)  
☐ Agent notes no items for disclosure.  
☐ Agent notes the following items: \_\_\_\_\_

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

V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller Megan Meyer Authorized Signer On Behalf Of Opendoor Property Trust I Date 01/04/2022 Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent (Broker Representing Seller) Opendoor Brokerage Inc. By Ben Braksick Date 01/04/2022  
(Please Print) (Associate Licensee or Broker Signature)

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

SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



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

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

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

I. Seller makes the following disclosures with regard to the real property or manufactured home described as **41910 Pacific Grove Way, Temecula, CA 92591**, Assessor's Parcel No. **953-551-002**, situated in **Temecula**, County of **Riverside** California ("Property").

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

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

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

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

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

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

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

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

Explanation, or ☐ (if checked) see attached;

7) Property is part of HOA.

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

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

Buyer's Initials ( ) ( )

Seller's Initials *MM* ( )



Property Address: **41910 Pacific Grove Way, Temecula, CA 92591** Date: **01/04/2022**

**B. REPAIRS AND ALTERATIONS:**

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

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

Explanation: **4) Interior paint as needed.**

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

**C. STRUCTURAL, SYSTEMS AND APPLIANCES:**

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

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

Explanation: **1) See Addendum.**

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

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

**D. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:**

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

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

Explanation:

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

**E. WATER-RELATED AND MOLD ISSUES:**

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

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

Explanation:

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

**F. PETS, ANIMALS AND PESTS:**

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

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

Explanation:

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

Buyer's Initials ( ) ( )  
**SPQ REVISED 6/18 (PAGE 2 OF 4)**

Seller's Initials **MM** ( )

**SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 2 OF 4)**

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**Opendoor**



Property Address: **41910 Pacific Grove Way, Temecula, CA 92591** Date: **01/04/2022**

**G. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:**

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

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

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

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

**H. LANDSCAPING, POOL AND SPA:**

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

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

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

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

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

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

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

Explanation: **2) Contact HOA for specific guidelines and requirements.**

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

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

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

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

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

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

**K. NEIGHBORHOOD:**

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

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

Buyer's Initials ( ) ( )

Seller's Initials **MM** ( )

**SPQ REVISED 6/18 (PAGE 3 OF 4)**

**SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 3 OF 4)**

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Opendoor



Property Address: **41910 Pacific Grove Way, Temecula, CA 92591** Date: **01/04/2022**

freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife . . . . .

☐ Yes ☒ No

Explanation:

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

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

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

Explanation:

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

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

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

Explanation:

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

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

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

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

Seller Megan Meyer Authorized Signer on Behalf of Opendoor Property Trust I Date 01/04/2022  
Seller \_\_\_\_\_ Date \_\_\_\_\_

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Property Questionnaire form.

Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Buyer \_\_\_\_\_ Date \_\_\_\_\_

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SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 4 OF 4)

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Opendoor





CALIFORNIA  
ASSOCIATION  
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## ADDENDUM

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

No. 1

The following terms and conditions are hereby incorporated in and made a part of the: ☐ Purchase Agreement, ☐ Residential Lease or Month-to-Month Rental Agreement, ☒ Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), ☒ Other **Seller Property Questionnaire**, dated 01/04/2022, on property known as 41910 Pacific Grove Way, Temecula, CA 92591,

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

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

**APPLIANCES:** Replaced broken parts on stovetop.  
**PLUMBING:** Replaced damaged shower head.

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

Date \_\_\_\_\_

Date 01/04/2022

Buyer/Tenant \_\_\_\_\_

Authorized Signer on Behalf of  
Seller/Landlord Megan Meyer **Opendoor Property Trust I**

Buyer/Tenant \_\_\_\_\_

Seller/Landlord \_\_\_\_\_

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ADDENDUM (ADM PAGE 1 OF 1)



Opendoor Brokerage Inc., 405 Howard St Suite 550 San Francisco CA 94105  
Austin Najera

Phone: 4803516622 Fax:  
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Opendoor



**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)****Temeku Hills Master Association****Walters Management****Property Information:**

41910 Pacific Grove Way

Temecula, CA 92591-7923

Seller:

Buyer: Opendoor Property Trust I

**Requestor:**

Spruce

Andrew Weisgall

888-665-7535

Estimated Closing Date: 10-04-2021

**General Information**

This information is good through	09-30-2021
Is this account in collections?	No
The regular assessment is paid through:	09/30/2021
The regular assessment is next due:	10/01/2021
What day of the month are regular assessments due?	1st
How many days after the due date is the regular assessment considered delinquent?	16
The penalty for delinquent assessments is:	10.00

**Specific Fees Due To Temeku Hills Master Association****Assessment Data:**

Assessment ( Frequency: Monthly )	\$100.00
Are there any current special assessments or governing body approved special assessments, against units within the association? If yes, a comment is provided.	No
Is there any change in the association's current regular and special assessments and fees which have been approved by the board, but have not become due and payable as of the date disclosure is provided pursuant to this subdivision? If yes, please comment	No
Owner's current balance due (you may total the owners balance due using the breakdown below):	\$0.00

**General Association Information**

Are there any violations against this unit?	No
Is the association or the developer (if the project has not been turned over to the homeowners association) involved in any current or pending litigation? If yes, a comment is required. (Do not include neighbor disputes or rights of quiet enjoyment, litigation where the claim amount is known and the insurance carrier will provide defense and coverage, or where the HOA is named as a plaintiff in a foreclosure action or to collect past due assessments).	No
<b>Comments: Excluding routine collection and compliance matters, we are unaware of any claims or litigation in which the Association is named as a plaintiff or defendant.</b>	
Is there a restriction in the governing documents limiting the occupancy, residency, or use of a separate interest on the basis of age in a manner different from that provided in California Civil Code Section 51.3? If yes, please comment.	No
Is there a provision in the governing documents that prohibits the rental or leasing of any of the separate interests in the common interest development to a renter, lessee or tenant? If yes, please comment	Yes



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

**Temeku Hills Master Association**

**Walters Management**

**Property Information:**

41910 Pacific Grove Way

Temecula, CA 92591-7923

Seller:

Buyer: Opendoor Property Trust I

**Requestor:**

Spruce

Andrew Weisgall

888-665-7535

Estimated Closing Date: 10-04-2021

**Comments: No Time Share Projects.**

**Insurance Information**

Insurance broker's or agent's company name:

LaBarre/ Osknee  
Insurance

Identify the insurance agent's name:

n/a

Insurance agent's phone number:

800-698-0711

Insurance agent's fax number:

949-588-1275

Insurance agent's email address:

**Hillary Van Orden, Escrow Staff**

**Date: 09-30-2021**

**Walters Management**

**Phone: 858-495-0900**



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

**Temeku Hills Master Association**

**Walters Management**

**Property Information:**

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Temecula, CA 92591-7923

Seller:

Buyer: Opendoor Property Trust I

**Requestor:**

Spruce

Andrew Weisgall

888-665-7535

Estimated Closing Date: 10-04-2021

**Comments:**

Written or verbal updates are no longer provided through our office. Please contact HomeWiseDocs.com directly to order update. Thank you.

PLEASE PROVIDE SELLER'S FORWARDING MAILING ADDRESS AT CLOSE. THANK YOU.

**Fair Debt Collection Practices Disclosures (FDCPA)**

As required by FDCPA and if this communication is regarding your assessment account or other debt, please be advised that Walters Management may be considered a debt collector and any information we receive in any and all communications will be used for the purpose of collecting a debt.

Unless you contact this office within thirty days of the date that you receive this communication, we will assume that the debt is valid. If you notify us in writing within that thirty-day period that you dispute the debt, or any portion thereof, we will obtain verification of the debt and will mail the same to you. If we receive such written notification from you, all efforts to collect this debt will cease until verification is made. The HOMEOWNERS ASSOCIATION is original creditor for this debt. Upon receipt of a written request from you within thirty days, we will provide you with the Association's address.

The state Rosenthal Fair Debt Collection Practices Act and the federal Fair Debt Collection Practices Act require that, except under unusual circumstances, collectors may not contact you before 8 a.m. or after 9 p.m. They may not harass you by using threats of violence or arrest or by using obscene language. Collectors may not use false or misleading statements or call you at work if they know or have reason to know that you may not receive personal calls at work.

For the most part, collectors may not tell another person, other than your attorney or spouse, about your debt.

Collectors may contact another person to confirm your location or enforce a judgment. For more information about debt collection activities, you may contact the Federal Trade Commission at 1-877-FTC-HELP or [www.ftc.gov](http://www.ftc.gov).

Excluding routine collection and compliance matters, we are unaware of any claims or litigation in which the Association is named as a plaintiff or defendant.



**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)****Temeku Hills Master Association****Walters Management****Property Information:**

41910 Pacific Grove Way

Temecula, CA 92591-7923

Seller:

Buyer: Opendoor Property Trust I

**Requestor:**

Spruce

Andrew Weisgall

888-665-7535

Estimated Closing Date: 10-04-2021

**Fee Summary****Amounts Prepaid**

Closing Statement of Fees, Association Documents and Minutes (Required Civil Code Sec. 4525)	\$400.00
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Convenience Fee	\$6.00
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Rush Fee	\$125.00
----------	----------

<b>Total</b>	<b>\$531.00</b>
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**Fees Due to Walters Management**

Transfer Fee	\$175.00
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<b>Total</b>	<b>\$175.00</b>
--------------	-----------------

**Fees Due to Temeku Hills Master Association**

Prepaid Assessments	\$100.00
---------------------	----------

<b>Total</b>	<b>\$100.00</b>
--------------	-----------------





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

**Temeku Hills Master Association**

**Walters Management**

**Property Information:**

41910 Pacific Grove Way

Temecula, CA 92591-7923

Seller:

Buyer: Opendoor Property Trust I

**Requestor:**

Spruce

Andrew Weisgall

888-665-7535

Estimated Closing Date: 10-04-2021

**PLEASE RETURN THIS FORM WITH YOUR CHECK AND CERTIFIED COPIES OF THE CLOSING DISCLOSURE FORM (FORMERLY THE HUD-1 FORM) AND THE GRANT OR WARRANTY DEED. PLEASE INDICATE CONFIRMATION NUMBER ZS52Y7YF3 ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.**

**Fees Due to Walters Management**

Transfer Fee \$175.00

**Total \$175.00**

**Fees Due to Temeku Hills Master Association**

Prepaid Assessments \$100.00

**Total \$100.00**

**Include this confirmation number ZS52Y7YF3 on the check for \$175.00 payable to and send to the address below.**

Walters Management

9665 Chesapeake Dr. #300

San Diego, CA 92123

**Include this confirmation number ZS52Y7YF3 on the check for \$100.00 payable to and send to the address below.**

Temeku Hills Master Association

9665 Chesapeake Dr. #300

San Diego, CA 92123



## **Required Statement of Fees - Demand (Required Civil Code Sec. 4525)**

**Temeku Hills Master Association**

**Walters Management**

### **Property Information:**

41910 Pacific Grove Way  
Temecula, CA 92591-7923

Seller:

Buyer: Opendoor Property Trust I

### **Requestor:**

Spruce  
Andrew Weisgall  
50 Broad St Ste 704  
New York, NY 10004  
888-665-7535  
orders@spruce.co

### **Closing Information**

File/Escrow Number: 114360066855  
Estimated Close Date: 10-04-2021  
Homewise Confirmation Number: ZS52Y7YF3

Sales Price:  
Closing Date:  
Homewise Transaction ID: 6943600  
Is buyer occupant? No

### **Status Information**

Date of Order: 09-29-2021  
Board Approval Date:  
Order Complete Date: 09-30-2021  
Date Paid: 09-29-2021

Order Retrieved Date:  
Inspection Date:

### **Community Manager Information**

Company: Walters Management  
Completed By: Escrow Department  
Primary Contact: Hillary Van Orden  
Address:  
9665 Chesapeake Dr. #300  
San Diego, CA 92123  
Phone: 858-495-0900  
Fax: 858-495-0909  
Email: hvanorden@waltersmanagement.com

