



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 Murrieta, COUNTY OF Riverside, STATE OF CALIFORNIA, DESCRIBED AS 36034 Redgrave Way, Murrieta, CA 92562.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) 01-14-2025. 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 ☒ is not occupying the property.

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

<input checked="" type="checkbox"/> Range	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.	<input type="checkbox"/> Wall/Window Air Conditioning	<input checked="" type="checkbox"/> Pool:
<input type="checkbox"/> Oven		<input checked="" type="checkbox"/> Sprinklers	<input type="checkbox"/> Child Resistant Barrier
<input type="checkbox"/> Microwave		<input checked="" type="checkbox"/> Public Sewer System	<input type="checkbox"/> Pool/Spa Heater:
<input checked="" type="checkbox"/> Dishwasher		<input type="checkbox"/> Septic Tank	<input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric
<input type="checkbox"/> Trash Compactor		<input type="checkbox"/> Sump Pump	<input checked="" type="checkbox"/> Water Heater:
<input type="checkbox"/> Garbage Disposal		<input type="checkbox"/> Water Softener	<input 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 type="checkbox"/> Rain Gutters		<input type="checkbox"/> Built-in Barbecue	<input type="checkbox"/> City <input type="checkbox"/> Well
<input checked="" 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)	Other <u>Elsinore Valley Municipal Water District</u>
<input 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 <u>Living room</u>	
<input type="checkbox"/> Gas Starter _____	<input checked="" type="checkbox"/> Roof(s): Type: <u>Tile</u>	Age: <u>18 years</u> (approx.)	
<input type="checkbox"/> Other: _____			

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? ☐ Yes/☒ No. If yes, then describe. (Attach additional sheets if necessary): List of items in the home may not be complete. Any items remaining in home at time of sale will be left.

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

(*see note on page 2)

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Seller's Initials BB / _____

Buyer's Initials _____ / _____



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

Opendoor Brokerage, Inc. | Opendoor Brokerage, LLC, 410 N Scottsdale Rd, Ste. #1600 Tempe AZ 85281
Melissa Westfall

Phone: 7147674084

Fax:

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

New Forms

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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:

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

(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).)

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 § 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

- 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.

Seller Brad Bonney Authorized signer on behalf of Opendoor Property Trust I Date 01-14-2025

Seller _____ Date _____

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Buyer's Initials _____ / _____

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Property Address: 36034 Redgrave Way, Murrieta, CA 92562 Date: 01-14-2025

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 01-14-2025
(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 01-14-2025 Buyer _____ Date _____

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

Agent (Broker Representing Seller) Opendoor Brokerage Inc. By Melissa Westfall Date 01-14-2025
(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.

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New Forms





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. 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:

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. ALL SELLERS OF CALIFORNIA REAL PROPERTY ARE REQUIRED TO PROVIDE VARIOUS DISCLOSURES, EITHER BY CONTRACT, OR BY STATUTE OR CASE LAW. MANY DISCLOSURES MUST BE MADE WITHIN CERTAIN TIME LIMITS. TIMELY AND THOROUGH DISCLOSURES HELP TO REDUCE DISPUTES AND FACILITATE A SMOOTH SALES TRANSACTION.

Seller makes the following disclosures with regard to the real property or manufactured home described as 36034 Redgrave Way, Murrieta, CA 92562, Assessor's Parcel No. 392-430-002, situated in Murrieta, 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. 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.

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.
- 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.

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

- Something that may be material or significant to you may not be perceived the same way by the Seller.
- 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.

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. Explain any "Yes" answers in the space provided or attach additional comments and check **paragraph 19**.

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 _____ ☐ Yes ☒ No

Note: If yes, provide any such documents in your possession to Buyer.

Explanation: _____

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 _____ ☐ Yes ☒ No
(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.) _____ ☐ Yes ☒ No
- C. The release of an illegal controlled substance on or beneath the Property _____ ☐ Yes ☒ No
- D. Whether the Property is located in or adjacent to an "industrial use" zone _____ ☐ Yes ☒ No
(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 _____ ☐ Yes ☒ No
- F. Whether the Property is located within 1 mile of a former federal or state ordnance location _____ ☐ Yes ☒ No
(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 _____ ☐ Yes ☒ No
- H. Insurance claims affecting the Property within the past 5 years _____ ☐ Yes ☒ No
- I. Matters affecting title of the Property _____ ☐ Yes ☒ No
- J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3 ☒ Yes ☐ No

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- 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.

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

D) Painting done for the property as needed

F) See renovation summary attached

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) Replaced the downstairs 4 ton ac cooling coil and condenser in 2020 & Replaced upstairs 4 ton AC HVAC system in 2024 during prior ownership-details unknown. Replaced broken/damaged thermal double pane of glass with a new sealed/insulated pane. Replaced glass on slider section of door.**

9. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:

B) See section 7 B)

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: **Previous seller filed claim for roof, Replacing insulation, drywall after storm, & in 2016 unidentified organic growth remediation under the kitchen sink due to a leaky garbage disposal-details unknown.**

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: **A) See section 9**

11. PETS, ANIMALS AND PESTS:

ARE YOU (SELLER) AWARE OF...

- A. Past or present pets on or in the Property ☐ Yes ☒ No

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Buyer's Initials

Seller's Initials

BB

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 2 OF 4)

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- 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: _____

- 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: D) Buyer to confirm CC&Rs per neighborhood

- 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: 36034 Redgrave Way, Murrieta, CA 92562

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 ☐ Yes ☒ No
- B. Any past or present disputes or issues with a neighbor which might impact the use, development and enjoyment of the Property ☐ Yes ☒ No

Explanation: _____

17. GOVERNMENTAL:

ARE YOU (SELLER) AWARE OF...

- A. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property ☐ Yes ☒ No
- B. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property ☐ Yes ☒ No
- C. Existing or contemplated building or use moratoria that apply to or could affect the Property ☐ Yes ☒ No
- 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 ☒ Yes ☐ No
- E. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals ☐ Yes ☒ No
- 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 ☐ Yes ☒ No
- G. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property ☐ Yes ☒ No
- H. Whether the Property is historically designated or falls within an existing or proposed Historic District ☐ Yes ☒ No
- 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 ☐ Yes ☒ No
- J. Any differences between the name of the city in the postal/mailling address and the city which has jurisdiction over the property ☐ Yes ☒ No

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

18. OTHER:

ARE YOU (SELLER) AWARE OF...

- A. Any occupant of the Property smoking or vaping any substance on or in the Property, whether past or present ☐ Yes ☒ No
- 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 ☐ Yes ☒ No
- C. Whether the Property was originally constructed as a Manufactured or Mobile home ☐ Yes ☒ No
- D. Whether the property is tenant occupied ☐ Yes ☒ No
- E. Whether the Property was previously tenant occupied even if vacant now ☐ Yes ☒ No

If yes, disclose if you know the method or manner of how the tenancy ended.

Explanation: _____

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 ☐ Yes ☒ No
- 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.

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.

Authorized signer on behalf of

Seller Brad Bonney Opendoor Property Trust I Date 01-14-2025

Seller _____ Date _____

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

Buyer _____ Date _____

Buyer _____ Date _____

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SPQ REVISED 6/24 (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.lwolf.com

New Forms



Property Renovation Summary

Opendoor

36034 Redgrave Way, Murrieta, CA 92562

Description	Contractor	Contractor Information
Interior painting done for the property. Replaced single pane window. Installed closet door.	Zamora General Construction Corp - RIV	Zamora General Construction Corp - RIV zamoraconstructionroofing@gmail.com (951) 557-2497



#2427037 Fw: Receipt of your final HERO payment

Submitted

Received via

November 21, 2024 at 1:56AM

Mail

Requester

CCs

Status	Type	Priority	Group	Assignee
Open	-	-	Transaction Coordinators	-

Total time spent (sec)	Time spent last update (sec)
84	84

Unknown Customer (email: thescotts_13@yahoo.com, phone:)

November 21, 2024 at 1:56AM

Hi Boris,

Here is proof that we paid off our Hero loan for the solar panels back in 2019.

Jacqueline Scott

[Yahoo Mail: Search, Organize, Conquer](#)

----- Forwarded Message -----

From: "HERO Pro ram" <info_hero ro ram.com>

To:

Sent: Wed, Sep , a :

Subject: Receipt of your final HERO payment

Receipt of your final HERO payment



Your HERO ID: RWR44723A



green check mark

Thanks for making the final
payment on your 36034
Redgrave Way project!

We'd love to hear from you!

Rate your HERO experience



STAR

POOR



STARS



STARS



STARS



STARS

EXCELLENT

We've received it and are processing it now.

Once it's been processed, your county recorder's office will file a document releasing the assessment from 36034 Redgrave Way.

More about HERO

[HERO Overview](#) | [PACE Financing 101](#) | [Blog](#) | [FAQ](#)

How to contact us

P: 855.225.4376 | F: 858.815.6860 | hpa@heroprogram.com

www.renovateamerica.com



Facebook



Twitter



YouTube



Instagram

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To unsubscribe from this group and stop receiving emails from it, send an email to hello+unsubscribe@opendoor.com.



HERO Financing Program™ Completion Certificate

P: (855) HERO-411 F: (858) 385-0379 E: wrcog@heroprogram.com

A: 4080 Lemon Street 3rd Floor. MS1032
Riverside, CA, 92501

Date:

Property Owner(s):

Property Address: **36034 Redgrave Way, Murrieta, CA, 92562**

HERO ID: **RWR51218C**

Application Date: **12/14/2013**

Expiration Date: **04/03/2014**

Instructions

AFTER all work has been completed, the contractor and all property owners must sign this Completion Certificate. This Completion Certificate and all required attachments listed below must then be submitted to the Program. The Program will then approve the Completion Certificate and process payment.

Required attachments:

- Final invoices, cost statements, or equivalent from contractor
- Product related attachments, if applicable (see Product details below)
- Final permit(s), if applicable
- Copy of the contractor's business license for this jurisdiction if one more products did not require a building permit

HERO Eligible Products

If any HERO Eligible Product information is incorrect or needs to be changed, please contact the Program immediately, as a new Completion Certificate may need to be issued.

PRODUCT #1	Max. Requested Financing Amount (net of rebates)
Product Category Type:	Solar Photovoltaic(PV) - Solar Photovoltaic - Panels
HERO Product ID:	483279
Panel Manufacturer:	SunPower
Panel Model Number:	SPR-327NE-WHT-D
Panel Model Description:	327W Monocrystalline module
Number of Panels:	24
Wattage per Panel:	327
Mounting Type:	(a) Roof
Deal Type:	(a) Purchase
HERO Minimum Specifications:	System must be installed by a contractor registered with the California Solar Initiative Program who has the correct contractor's license to install solar systems. See HERO Program Handbook for more information.
Inverter Manufacturer:	SunPower
Inverter Model Number:	SPR-7000m (240V)
Inverter Model Description:	7kW, 240Vac Utility Interactive Inverter with display
Number of Inverters:	1
HERO Minimum Specifications:	System must be installed by a contractor registered with the California Solar Initiative Program who has the correct contractor's license to install solar systems. See HERO Program Handbook for more information.

	Amount to be paid to:	Total Requested Financing Amount:
	<input type="checkbox"/> Contractor	\$ _____
	<input type="checkbox"/> Property Owner	
	<input type="checkbox"/> Designee	

Contractor

Company Name: **Solaire Energy Systems**
 CSLB No: **902494**

Phone: **(800) 847-7751**
 Address: **4562 Alvarado Canyon Rd Suite R,
 San Diego, CA, 92120**

Payment Instructions: On file and can be updated from within the contractor portal

I, the undersigned, certify that:

1. The products installed on the property are complete to the satisfaction of the customer;
2. The customer(s) signed this Completion Certificate after the installation of the products and all signatures on this Certificate are genuine;
3. I have the correct licensing/classifications from the Contractor State Licensing Board to install the products listed on this Completion Certificate;
4. I have the authority to sign this Completion Certificate on behalf of my company;
5. I have provided permits and final invoices with this Completion Certificate and the attached documents are true and correct copies thereof; and
6. I have attached a copy of the business license for this jurisdiction if one or more products did not require a building permit.

 Signature Date Printed Name

Payment Designee

Company Name: _____ Phone: _____
 Contact Name: _____ Address: _____

Property Owner

DO NOT SIGN UNTIL WORK IS COMPLETE.

I, the undersigned, certify that:

1. The products installed on my property are completed to my satisfaction; and
2. I understand that the selection of the contractor and acceptance of the materials used and the work performed is my responsibility and that the HERO Program, WRCOG, and/or Renovate America, Inc. do not endorse any contractor or any other person involved with the products, the design of the products, or warrant the economic value, energy savings, safety, durability or reliability of the products; and
3. I understand that the HERO Program has the right to inspect any installed products listed on this Completion Certificate; and
4. I hereby transfer and assign my right to payment from the HERO Program to the Contractor(s) and/or Payment Designee for the Total Approved Financing Amount for this Completion Certificate if I indicated that payment should be paid to Contractor and/or Payment Designee above; and
5. The products listed above are the products installed on my property; and
6. I have obtained, or will obtain, all necessary final permits and/or inspections required in my jurisdiction.



Date

Property Owner 3, Signature

Date

Property Owner 4, Signature

Date



HERO Financing Program™ Final Payment Summary

Date: 01/22/2014
 Property Owner(s): [REDACTED]
 Property Address: [REDACTED] 2562
 HERO ID: RWR51218C
 Application Date: 12/14/2013
 Funding Date: 01/31/2014

The information provided below reflects the charges you will incur at the settlement of your Assessment Contract.

Your payments will be added to your property tax bill beginning with your property taxes for the 2014 tax year.

Financing Term	Interest Rate	Annual Amount Added to Property Tax Bill
20 years	8.95%	\$5,897.38

Eligible Product Type

Approved Financing Amount

1 Solar Photovoltaic(PV) - Solar Photovoltaic - Panels	\$47,013.00
--	-------------

Total Approved Product Amount

\$47,013.00

Payment Summary

Tax Year (commencing July 1)	Interest	Principal	Total Assessment	Current Annual Administrative Assessment Fee****	Total Estimated Contractual Assessment Payment
2014 - 2015*	\$4,806.71	\$1,055.67	\$5,862.38	\$35.00	\$5,897.38
2015 - 2016	\$4,712.23	\$1,150.15	\$5,862.38	\$35.00	\$5,897.38
2016 - 2017	\$4,609.29	\$1,253.09	\$5,862.38	\$35.00	\$5,897.38
2017 - 2018	\$4,497.13	\$1,365.25	\$5,862.38	\$35.00	\$5,897.38
2018 - 2019	\$4,374.95	\$1,487.43	\$5,862.38	\$35.00	\$5,897.38
2019 - 2020	\$4,241.82	\$1,620.56	\$5,862.38	\$35.00	\$5,897.38
2020 - 2021	\$4,096.78	\$1,765.60	\$5,862.38	\$35.00	\$5,897.38
2021 - 2022	\$3,938.76	\$1,923.62	\$5,862.38	\$35.00	\$5,897.38
2022 - 2023	\$3,766.59	\$2,095.79	\$5,862.38	\$35.00	\$5,897.38
2023 - 2024	\$3,579.02	\$2,283.36	\$5,862.38	\$35.00	\$5,897.38
2024 - 2025	\$3,374.66	\$2,487.72	\$5,862.38	\$35.00	\$5,897.38
2025 - 2026	\$3,152.01	\$2,710.37	\$5,862.38	\$35.00	\$5,897.38
2026 - 2027	\$2,909.43	\$2,952.95	\$5,862.38	\$35.00	\$5,897.38
2027 - 2028	\$2,645.14	\$3,217.24	\$5,862.38	\$35.00	\$5,897.38
2028 - 2029	\$2,357.20	\$3,505.18	\$5,862.38	\$35.00	\$5,897.38
2029 - 2030	\$2,043.49	\$3,818.89	\$5,862.38	\$35.00	\$5,897.38
2030 - 2031	\$1,701.70	\$4,160.68	\$5,862.38	\$35.00	\$5,897.38
2031 - 2032	\$1,329.31	\$4,533.07	\$5,862.38	\$35.00	\$5,897.38
2032 - 2033	\$923.61	\$4,938.77	\$5,862.38	\$35.00	\$5,897.38
2033 - 2034	\$481.59	\$5,380.80	\$5,862.39	\$35.00	\$5,897.39

****Subject to change



HERO Financing Program™ Final Payment Summary

Thank you for choosing the WRCOG HERO Financing Program to finance your recent home energy renovation project. You will be making your HERO Financing payments through your property tax bills.

The amount due on the financing will be shown as a line item labeled "WRCOG HERO FINANCING" on your property tax bill and will be included in your property tax amount.

How do I make my payments?	HERO FINANCING will be included in your property taxes beginning in the next property tax fiscal year after the close of your financing. This will be your November 2014 property tax bill.
How does this impact your property tax impound account?	<p>If you pay your property taxes monthly along with your mortgage payment, you have an impound account through your lender.</p> <p>The Treasurer-Tax Collector provides your lender with your property tax amount for the year, which will include HERO FINANCING and your lender adjusts your monthly property tax impound amount based on this information.</p> <p>If you would like to confirm that your monthly property tax impound amount is adequate to cover your property taxes, please contact your lender.</p>
How will this impact my property taxes if I pay direct?	<p>If you pay your property taxes directly to the Treasurer-Tax Collector, your property tax amount for the year will include HERO FINANCING.</p> <p>As usual, your property taxes can be paid in two installments, with the first installment due in November and the second installment due in February.</p>

If you have any questions, please call us at 855-HERO-6411 (855-437-6411).



HERO Program Payoff Statement

Statement Date:	07/31/2019
Total Payoff Amount Due:	\$49,665.51
Payment must be received by:	09/30/2019
Bond Series:	140312-BE-R-20-20
HERO ID Number:	RWR51218C-131214
APN:	392-430-002-5
Contract Owner:	Jacqueline Scott, Virgil Scott
Property Address:	36034 Redgrave Way Murrieta, CA 92562

Thank you for choosing the HERO Program to finance your home improvement project. Please note that the information below does not reflect any utility bill savings and/or tax deductions which may have benefited you as a result of participating in the program.

Multiple HERO liens (i.e. HERO IDs) are associated with this parcel. HERO IDs not shown on this payoff statement are not prepaid and will remain on the property.

Description of Payment	
Project Cost (labor and products) 1/31/2014	\$47,013.00
HERO administration program cost ¹	\$3,732.58
County recording and processing fee ²	\$130.00
Interest from 1/31/2014 to 3/2/2020 ³	\$27,951.83
Assessment Payments via property tax bill from 7/1/2015 to 6/30/2016 ⁴	\$(5,862.38)
Assessment Payments via property tax bill from 7/1/2016 to 6/30/2017 ⁴	\$(5,862.38)
Assessment Payments via property tax bill from 7/1/2017 to 6/30/2018 ⁴	\$(5,862.38)
Assessment Payments via property tax bill from 7/1/2018 to 6/30/2019 ⁴	\$(5,862.38)
Assessment Payments via property tax bill from 7/1/2014 to 6/30/2015 ⁴	\$(5,862.38)
Recording/Administrative Fee ⁵	\$200.00
Reserve Fund Credit ⁶	\$(50.00)
Payoff Balance Total (Payment Must be Received by 09/30/2019): ⁷	\$49,665.51

YOUR PAYMENT SLIP

Total payoff amount of **\$49,665.51** must be received by **09/30/2019**

TO MAIL IN PAYMENT

*Please include this slip with your check made payable to "WRCOG."
Please write your APN and HERO ID number on the check and mail to the following address:*

CIT Bank, N.A.
Attn: Client Banking Services
75 N. Fair Oaks Ave.
Pasadena, CA 91103

TO MAKE A WIRE TRANSFER

Please include all of the information below on your wire transfer to ensure a successful transaction.

APN: 392-430-002-5
HERO ID: RWR51218C-131214
Account Name: WRCOG
Account #: 1851012799
ABA: 322270288
Address: CIT Bank, N.A.
75 N. Fair Oaks Ave.
Pasadena, CA 91103

Payments that do not indicate the HERO ID and APN, are not made payable to WRCOG, or are received after the due date may be rejected or incur additional fees and interest.

Footnotes:

1. Costs incurred in order to provide financing for your improvement including the pro-rata portion of Municipal Bond issuance costs (proceeds of which were used to finance the improvement) and the costs of processing your paperwork.
2. Fees paid to the County to record and process the financing documents of the property assessment. The Recording Fee is \$95.00 and Administrative Processing Fee is \$35.00.
3. Interest is calculated from the settlement date to earlier of March 2 or September 2 occurring at least 90 days following the date the prepayment is received.
4. Amount paid with each property tax payment minus all administrative fees.
5. Fees paid to process the prepayment and record the lien release.
6. Return of unused reserve fund.
7. Upon receipt of good funds in the Payoff Balance Total amount due shown above, on or before the Payment Due Date shown above, the Western Riverside Council of Governments (WRCOG) will cause the recordation of an "Addendum to Notice of Assessment, Notice of Discharge of Assessment Lien and Discharge of Payment of Contractual Assessment Required" as to the property identified as Assessor's Parcel No. 392-430-002 evidencing the payment in full of the assessment levied by WRCOG against such parcel and the discharge in full of the associated assessment lien against such parcel within 30 to 90 days. Please do not include any additional funds (i.e., daily interest) to your payment. Checks not made payable to "WRCOG" will be returned.

The prepayment amount includes (i) the principal amount of the assessment, (ii) a credit for any applicable refund of amounts financed for the reserve fund deposit, (iii) a credit for any applicable refund of amounts financed to pay interest, (iv) interest, which continues to accrue on the amount prepaid to the earlier of March 2 or September 2 occurring at least 90 days following the date the prepayment is received, and (v) the reasonable administrative and recording costs of WRCOG related to the prepayment.

If you have any questions please visit the Renovate America FAQ website at www.renovateamerica.com/support/faq.


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Ways to contact us

Customer service numbers

General Services (U.S. & Canada)	1-800-655-4555
Payments, Extensions or Payment Options	1-800-950-2356
Emergency Services & Outages	1-800-611-1911
California Alternate Rates for Energy (CARE)	1-800-447-6620
Energy Theft Hotline	1-800-227-3901
Hearing & Speech Impaired (TTY)	1-800-352-8580

Relay calls accepted

Multicultural services

Cambodian / ខ្មែរ	1-800-843-1309
Chinese / 中文	1-800-843-8343
Korean / 한국어	1-800-628-3061
Vietnamese / Tiếng Việt	1-800-327-3031
Spanish / Español	1-800-441-2233

Correspondence:

Southern California Edison
P.O. Box 6400
Rancho Cucamonga, CA
91729-6400

www.sce.com

Request a large print bill 1-800-655-4555

Important information

What are my options for paying my bill?

On-line	Pay one-time or recurring on www.sce.com/bill
Mail-in	Check or Money order
In Person	Authorized payment locations 1-800-747-8908
Phone	QuickCheck 1-800-950-2356
	Debit & credit card 1-833-425-1440
Other	PayPal, Venmo, Apple Pay and Google Pay

Electronic check processing

Your check payment will be processed as a one-time Electronic Fund Transfer (EFT). With EFTs, funds may be withdrawn from your account the day we receive your payment. Your check will not be returned, but will appear on your financial statement.

Rates and applicable rules: Available at www.sce.com or upon request.

Past due bills

When is my bill past due? It is past due 20 days after the preparation date, which was 12/13/24.

- Reconnecting service that has been disconnected requires a Service Connection payment (non-residential only).
- Unable to pay: If payment arrangements were not extended to you by SCE pursuant to SCE's filed tariffs, you may contact the California Public Utilities Commission.
- For safety reasons, if service is disconnected, please ensure any sensitive or potentially hazardous equipment is unplugged on the day of reconnection. For additional home safety tips, visit www.sce.com/safety or call SCE at 1-800-655-4555.

What is the Late Payment Charge (LPC)?

0.6% will be applied to the total unpaid balance if payment is not received by the due date on this bill (except for CARE and state agency accounts).

What is a rotating outage?

Rotating outages are controlled electrical outages used to avoid widespread or uncontrolled blackouts. Your Rotating Outage Group number is located on page 1, upper left, of your SCE bill. Your rotating outage group number may change at any time. For more information, visit www.sce.com/rotating outage.

What is the Power Charge Indifference Adjustment (PCIA)?

The PCIA is a charge to ensure that both SCE customers and those who have left SCE service to purchase electricity from other providers pay for the above market costs for electric generation resources that were procured by SCE on their behalf. 'Above market' refers to the difference between what the utility pays for electric generation and current market prices for the sale of those resources.

Disputed bills

If you believe there is an error on your bill or have a question about your service, please call Southern California Edison (SCE) customer support at 1-800-655-4555. If you are not satisfied with SCE's response, submit a complaint to the California Public Utilities Commission (CPUC) at www.cpuc.ca.gov/complaints/. The CPUC's Consumer Affairs Branch (CAB) handles billing and service complaints and can be reached by:

Telephone 1-800-649-7570 (8:30 AM - 4:30 PM, Monday - Friday)

Mail CPUC, Consumer Affairs Branch, 505 Van Ness Ave., Room 2003, San Francisco, CA 94102

If you have limitations hearing or speaking, contact the California Relay Service, which is for those needing assistance relaying telephone conversations. Dial 711 or one of the numbers below to be routed to a California Relay Service provider in your preferred mode of communication.

Type of Call	English	Spanish
TTY/VCO/HCO to Voice	1-800-735-2929	1-800-855-3000
Voice to TTY/VCO/HCO	1-800-735-2922	1-800-855-3000
Speech-to-Speech Relay	1-800-854-7784	1-800-854-7784

To avoid having service turned off while waiting for the outcome of a complaint to the CPUC regarding the accuracy of your bill, contact CAB for assistance. If your case meets the eligibility criteria, CAB will instruct you on how to mail a check or money order to be impounded pending resolution of your case. You must continue to pay your current charges while your complaint is reviewed to keep your service turned on.

Definitions

- Baseline Credit: The baseline credit provides reduced electricity rates on electricity used up to the baseline allocation for the region that you live in.
- CA Climate Credit: Credit from state effort to fight climate change. Applied monthly to eligible businesses and semi-annually to residents.
- Wildfire Fund Charge: Supports the California Wildfire Fund which covers costs associated with catastrophic wildfires, including payment of bonds issued by the California Department of Water Resources (DWR)
- Public Purpose Programs Charge: Funds state-mandated programs for low income discounts, energy efficiency, renewable energy and R&D.
- SCE Generation: For recovering energy procurement and generation costs for that portion of your energy provided by SCE.

To change your contact information, complete the form below and return it to SCE

Change of mailing address: 700206195267

STREET# STREET NAME APARTMENT #
CITY STATE ZIP CODE
TELEPHONE # E-MAIL ADDRESS

Direct Payment (Automatic Debit) Enrollment: 700206195267

I hereby authorize SCE and my financial institution to automatically deduct my monthly payment from the checking account as shown on my enclosed check, ten calendar days after my bill is mailed.

Signature _____ Date _____

To change your checking account information or to be removed from the Direct Payment program please call SCE at 1-800-655-4555.

Energy Assistance Fund (EAF): I want to help people pay their energy bill through EAF. For info visit www.sce.com/eaf or call (800) 205-8596.

Add this amount for EAF \$ _____ Select one box only and sign below for EAF:

Every Month One Month only



Stay informed about your annual bill

Your new charges Due monthly

If you pay only this month's new charges, you may owe a large amount at the end of your 12-month billing period.

Year-to-date charges: \$2,937.66

Settled at end of 12-month billing period (on or about 01/15/25)

You may make additional payments anytime. Payments will not show up in your year-to-date charges. They will create a credit on your account. Any remaining balance forward will be settled against any charges in your 12-month settlement bill.

You are in billing month 11 of 12.

Your past and current electricity usage

11/14/24 to 12/12/24

Consumption

Net Generation

Total electricity usage this month in kWh

Electricity (kWh)

744

-313

431

Your next billing cycle for meter 222011-825565 will end on or about 01/13/25.

Consumption is the total amount of electricity imported from SCE.

Net generation is the amount of excess electricity exported to the grid by your generating system.

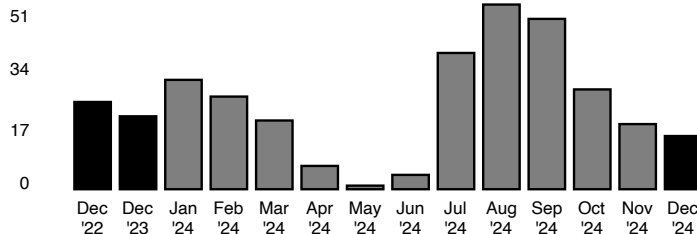
Total electricity usage is your system's total net generation minus your total consumption.

Your daily average electricity usage (kWh)

2 Years ago: 24.27

Last year: 20.27

This year: 14.86



Details of your new charges

Your rate: DOMESTIC

Billing period: 11/14/24 to 12/12/24 (29 days)

Delivery charges - *Cost to deliver your electricity*

Basic charge 29 days x \$0.03100

\$0.90

Your Delivery charges include:

- \$0.90 distribution charges

Subtotal of your new charges

\$0.90

State tax

431 kWh x \$0.00030

\$0.13

Your overall energy charges include:

- \$1.39 franchise fees

Your new charges

\$1.03

Additional information:

- Service voltage: 240 volts
- Your winter baseline allowance: 351.0 kWh
- Net Surplus Compensation (NSC) option: Rollover



Things you should know

Fixed Recovery Charge

SCE has been permitted to issue bonds that enable it to recover more quickly certain costs related to preventing and mitigating catastrophic wildfires. Your bill for electric service includes a Fixed Recovery Charge that has been approved by the CPUC to repay those bonds. The right to recover the Fixed Recovery Charge has been transferred to a separate entity (called the Special Purpose Entity) that issued the bonds and does not belong to SCE. SCE is collecting the Fixed Recovery Charge on behalf of the Special Purpose Entity.

Stay in Control

If you're behind on payments, enrolled in a payment plan, or facing disconnection, we offer options and energy management solutions to help you stay in control of your bill and costs. Learn more at www.sce.com/billsupport.

California Climate Credit Rollover Information

Your electricity bill for this month may reflect a credit amount. This may be due in part to the California Climate Credit included in the "Delivery charges" section of your October 2024 electricity bill.

Edison Scholars \$50,000 STEM Scholarship

Edison International is offering \$50,000 scholarships to 30 high school seniors that want to make a difference in the world by studying science, technology, engineering, or math (STEM) in college. Students must be passionate about making the world a better place, have at least a 3.0 GPA, plan to pursue a STEM major, and live in SCE's service area. Applications must be submitted by January 23, 2025. Learn more at edisonscholars.com.



Details of your tracked charges

Your rate: DOMESTIC

Billing period: 11/14/24 to 12/12/24 (29 days)

Delivery charges - Cost to deliver your electricity

Energy-Winter

Tier 1 (within baseline)	351 kWh x \$0.19809	\$69.53
Tier 2 (over baseline)	80 kWh x \$0.29189	\$23.35
Wildfire fund charge	431 kWh x \$0.00561	\$2.42

Generation charges - Cost to generate your electricity

SCE

Energy-Winter

Tier 1 (within baseline)	351 kWh x \$0.12282	\$43.11
Tier 2 (over baseline)	80 kWh x \$0.12282	\$9.83

Other charges or credits

Fixed recovery charge	431 kWh x \$0.00188	\$0.81
Energy Charge Total		\$149.05

Additional information regarding your Net Consumption/Generation :

- Your year-to-date energy charges total as of previous month: \$2,788.61
- Your current month energy charge total: \$149.05
- Your year-to-date energy charges: \$2,937.66
- Your year-to-date kWh: 7,724 kWh

Your Total Usage: 431 kWh

Tier 1

Tier 2

Understanding Your Bill...

Your usage for the billing period falls into Tier 2. For most customers, the price you pay increases as you use more energy. The average cost per kilowatt (kWh) in the chart to the right is based on averages. Actual prices may vary.

351 kWh

80 kWh

\$0.32/kWh

\$0.41/kWh

Your Total Usage
431 kWh

SCE CUSTOMER CONNECTION

SOUTHERN CALIFORNIA EDISON'S (SCE) ELECTRIC RATE OPTIONS

Below are brief descriptions of various rate options for Southern California Edison's (SCE) residential customers. SCE provides these descriptions to help customers understand what rate options are available to help manage monthly electric bills. Your current rate is listed on your electric bill. Your bill separates the costs of generation and costs related to the delivery of electricity. The charges for generation include costs related to the operation of SCE's electric generating plants, plus the cost of purchasing power from other sources. The California Department of Water Resources (DWR) obtained electricity on behalf of SCE. SCE has repaid the cost of the associated contracts and is now returning the cash reserves held to support the contracts through the DWR Energy Credit. The credit will end once the reserves are fully repaid to customers. Eligibility requirements, terms and conditions apply and may vary for each rate schedule.

Please refer to SCE's Tariff Books for a complete list of terms and conditions of service at www.sce.com/rateoptions or call us at 1-800-655-4555 to see if you qualify for one of the energy and money-saving rates below.

RATE SCHEDULES

DOMESTIC (D):

This rate schedule serves domestic customers and is applicable to those who are individually metered by SCE and who live in single-family accommodations or individually metered single-family dwellings in a Multifamily Accommodation (e.g., houses, townhouses, condominiums, apartments, rental units, manufactured houses or mobile homes). Schedule D has a lower energy rate for all electricity used up to the Baseline* amount. Energy used up to this point is considered Tier 1 usage. Electricity used above Baseline is priced higher. Schedule D also has a daily Basic Charge and Minimum Charge that are independent of the energy charges and cover a portion of costs for services such as meter reading and customer billing.

**Baseline "Baseline" refers to a specific amount of energy allocated to residential customers for the essential portion of energy use for such things as lighting, cooking, heating and refrigeration. The baseline allocation, or Tier 1 usage, is charged at a lower rate than energy used in excess of that amount. As usage increases beyond the Tier 1 allocation, the price for energy in each subsequent tier is charged at a higher rate. This rate structure is meant to incentivize energy conservation. California's regulated energy utilities are mandated to allocate a Baseline quantity to each residential customer, based on that customer's geographic area, the season (winter or summer), and whether the customer has a single source of energy (i.e., if the customer's home is "all electric") or a combination of gas and electric ("basic" service). Customers can check the "Details of your new charges" section of their bills to see which tier their usage falls into each month. An additional Heat Pump Water Heater (HPWH) baseline quantity may apply to customers attesting to having a HPWH and served under either Schedule TOU-D-4-9 or TOU-D-5-8.*

Medical Baseline is an additional allowance of kilowatt hours (kWh) charged at the Baseline rate, and is available to customers or their household members who require the regular use of electrical life support or essential medical equipment, or have a qualifying illness. The standard Medical Baseline allocation is 16.5 kWh per day, in addition to the daily Baseline allocation residential customers receive. A medical discount of 11 percent will be provided to customers served under Schedule TOU-D Option PRIME regardless of the number of Medical Baseline allocations.

Schedule D customers may be eligible for other rate options that could further lower their electric bills, such as:

DOMESTIC - SUMMER DISCOUNT PLAN (D-SDP):

This plan is applicable to domestic service customers residing in individually metered, single-family accommodations with central air conditioning, in which a portion of the customer's electrical air conditioning load is subject to disconnection as initiated by an SDP Event Trigger, from SCE's service by SCE through a direct load-control device, with or without optional customer-controlled override capabilities. This plan is not applicable to customers receiving a Medical Baseline Allocation for air conditioning. To participate in this plan, customers must have an appropriate SCE direct load-control device installed, programmed, and activated.

CALIFORNIA ALTERNATE RATES FOR ENERGY (CARE) DISCOUNT:

This program provides a discount for income-qualified customers of at least 30 percent. Household income must be at or less than the CARE income guidelines, defined as 200 percent of the Federal Poverty Guidelines. Qualifying income

guidelines are shown on the CARE application. This discount may also be applicable with other residential rate schedules.

FAMILY ELECTRIC RATE ASSISTANCE (FERA) DISCOUNT

This program offers an 18 percent discount to income-qualified households. There must be a minimum of three or more persons residing in a household and the total household income must be at or less than 250 percent of the Federal Poverty Guidelines. Qualifying income guidelines are shown on the FERA application. FERA is not available to CARE customers. This discount may also be applicable with other residential rate schedules.

EDISON SMARTCONNECT® OPT-OUT (ESC-OO):

This rate is available to residential customers who do not wish to have a wireless, communicating meter, known as Edison SmartConnect® meter, installed at their premises (Opt-Out Customers). Under this schedule, Opt-Out Customers shall receive service using the meter or meter form that had been installed at the customer's premises prior to the installation of an Edison SmartConnect meter (i.e. analog or non-analog, non-smart digital meter). There is a one-time initial fee and a reoccurring monthly fee to opt-out, which applies for three years from the time the customer elects to opt-out.

CRITICAL PEAK PRICING (CPP):

The CPP rate offers a discount during the summer months for bundled service customers (those whose electric power, transmission, distribution, billing, metering and related services are provided by SCE). The customer must have an interval meter or an Edison SmartConnect® program-ready meter. When electricity demand and prices climb, SCE will activate CPP "events" (weekdays from 4:00 p.m. – 9:00 p.m., excluding holidays) during which energy charges increase significantly. However, if customers reduce or reschedule usage to lower demand times of day during these events, CPP may help lower electric bills. Participants receive bill protection up to the first 12 months. Customers who receive Medical Baseline allocation(s) or customers served under the Smart Energy Program option are not eligible for service under this rate.

CUSTOMERS WHO USE MOST OF THEIR ELECTRICITY DURING "OFF-PEAK" HOURS COULD BENEFIT FROM A TIME-OF-USE (TOU) RATE SCHEDULE.

TIME-OF-USE DOMESTIC (TOU-D):

TOU-D is applicable to customers eligible for service under Schedule D or receiving the CARE or FERA discount. Schedule TOU-D has 10 rate options: Option 4-9 PM, Option 4-9 PM-CPP, Option 5-8 PM, Option 5-8 PM-CPP, Option PRIME, Option PRIME- CPP, and Discontinued TOU Period Option A, Option A-CPP, Option B and Option B-CPP. Option 4-9 PM and Option PRIME have an on-peak time period of 4:00 pm. to 9:00 p.m. and Option 5-8 PM has an on-peak period of 5:00 pm. to 8:00 p.m. Option PRIME is a new Option intended for higher usage customers that have load-modifying electric technologies, including those who have electric vehicles (EVs), behind-the-meter energy storage systems and/or electric heat pumps. Customers who have EV load that is separately metered are now eligible for service under this Schedule and will receive a meter credit for the separately metered EV load. Option A and Option B are only available to customers meeting the Discontinued TOU Period eligibility criteria, and existing customers receiving service on Option A and Option B as of March 1, 2019.

SCE CUSTOMER CONNECTION

Option A is for lower-usage customers, while Option B is for higher-usage customers. Option A contains fixed charges similar to Schedule D, but has a baseline credit and higher energy charges. Option B has no baseline credit, a fixed charge, and lower energy charges. Lower rates may be achieved with Schedule TOU-D Options A and B if the customer reduces usage between the on-peak period of 2:00 p.m. and 8:00 p.m. weekdays, except holidays.

TIME-OF-USE TIERED DOMESTIC (TOU-D-T):

As of March 1, 2019, this Schedule is closed to new Customers. Schedule TOU-D-T is a seasonal time-of-use rate with a level pricing structure (Level 1 is up to 130% of Baseline, and Level 2 is more than 130% of Baseline). TOU-D-T is applicable to customers eligible for service under Schedule D, or receiving the CARE or FERA discount. Lower rates may be achieved with TOU-D-T if the customer reduces usage between the on-peak period of 12:00 p.m. and 6:00 p.m. weekdays, except holidays.

SMART ENERGY PROGRAM (SEP):

This is an optional program offering annual bill credits to eligible customers who have technology installed at the home authorized by SCE for direct participation in energy events. Presently, Wi-Fi enabled smart thermostats controlling a working central air conditioning system supported by an SCE approved third-party entity are the only technology available for participation in the Smart Energy Program. This program is only available to residential customers with an Edison SmartConnect® meter. Smart Energy Program is not applicable to customers enrolled in any other Demand Response program, such as Summer Discount Plan, or customers receiving a Medical Baseline allocation. Smart Energy Program events can be called for up to 4 hours per day between 11:00 a.m. and 8:00 p.m. on non-holiday weekdays.

COST RESPONSIBILITY SURCHARGE (DA-CRS, CCA-CRS, CGDL-CRS):

Cost Responsibility Surcharges (CRS) are applicable to Customer Generation Departing Load (CGDL), Direct Access (DA) Service customers, Community Aggregation (CA) customers, and Community Choice Aggregation (CCA) customers.

COMMUNITY CHOICE AGGREGATION SERVICE (CCA SERVICE):

Cities, counties, a Joint Power Authority, and certain other public agencies whose governing boards have elected to act as Community Choice Aggregators can purchase and sell electricity on behalf of utility customers within their service area(s). Under CCA Service, a Community Choice Aggregator is solely responsible for procuring and providing for the electric power needs (including ancillary services) of its customers, ensuring resource adequacy and renewable portfolio requirements for these customers, and scheduling and settling with the California Independent System Operator (CAISO). Community Choice Aggregators are required to meet certain requirements with the California Public Utilities Commission in addition to meeting financial and technical requirements with SCE. CCA customers are subject to additional charges as explained in Schedules CCA-CRS and CCA-SF.

Net Billing Tariff (NBT) also known as Solar Billing Plan

This optional rate is designed for customers who install eligible renewable generating facilities on their premises to generate electricity and offset their own electrical needs.* Customers can size their systems up to 150% of their electrical requirements, provided they attest that the additional capacity will support electrification (such as adding an electric vehicle) within a year of interconnection.

All customers' net usage is billed according to their Otherwise Applicable Tariff, which must be a Time-of-Use rate schedule. Residential customers are required to be on the Prime option of TOU-D. Net generation is credited at the Avoided Cost Calculator rate, also known as the Energy Export Credit, based on the year the application was submitted. Additionally, residential customers can receive extra credits, known as the Energy Export Bonus Credit, for the first few years of the tariff, with these credits decreasing annually as specified in Schedule NBT.

*This is for renewable generating facility applications received on or after April 15, 2025.

NET ENERGY METERING (NEM and NEM-ST):

These optional rates serve customers who install eligible renewable generating facilities on their premises for the purpose of generating electricity to offset part or all of their own electrical requirements. A customer must produce electricity with a generating facility using any of the renewable sources listed in Section 25741 of the Public Resources Code*. The generating facility must be sized to offset a portion or all of the customer's own electrical requirements, up to a maximum generating capacity of 1 MW or less per premises.

Customers must execute a NEM Interconnection Agreement prior to receiving service under one of these rate schedules. Service under Schedule NEM was closed to new customers on July 1, 2017. Beginning July 1, 2017, NEM-ST (NEM Successor Tariff) is available to customers and the same program details apply as NEM with some differences. The generating facility still must be sized to offset a portion or all of the customer's own electrical requirements yet the generating capacity of 1 MW or less no longer applies. Interconnection fees now apply; and residential customers are required to be served on a time-of-use rate certain exceptions apply. NEM-ST sunset: Completed applications submitted on or before April 14, 2023, are eligible for NEM-ST, but must complete installation on or before April 14, 2026.

*The renewable sources included in Section 25741 of the Public Resources Code are: biomass, solar thermal, photovoltaic, wind, geothermal, fuel cells using renewable fuels, small hydroelectric generation digester gas, municipal solid waste conversion, landfill gas, ocean wave, ocean thermal, or tidal current, and any additions or enhancement to the facility using these technologies.

Due to space limitations, your specific rate or one you may be eligible for may not appear. Please visit www.sce.com/inserts-onsets (under November 2024) or contact us if you'd like a complete listing of all available rates. Please email Tariffs.Manager@sce.com for a copy to be sent via email or U.S. Mail.

Para solicitar una copia en español de esta notificación, por favor escriba a:

Southern California Edison
P.O. Box 800, G.O. 1, Quad 4A
Rosemead, CA 91770

á la atención de Comunicaciones Corporativas, o visita www.sce.com/avisos.

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