



REAL ESTATE TRANSFER DISCLOSURE STATEMENT
(CALIFORNIA CIVIL CODE § 1102, ET SEQ.)
(C.A.R. Form TDS, Revised 12/21)

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF El Cajon, COUNTY OF San Diego, STATE OF CALIFORNIA, DESCRIBED AS 12071 Calle De Leon# Unit 36, El Cajon, CA 92019

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) 11/02/2022. 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 not occupying the property. Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

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

- Range, Microwave, Dishwasher, Burglar Alarms, Smoke Detector(s), Central Heating, Central Air Conditioning, etc.
Wall/Window Air Conditioning, Public Sewer System, Water Softener, etc.
Pool, Gas Supply, Window Screens, etc.
Exhaust Fan(s) in, 220 Volt Wiring in, Fireplace(s) in, etc.
Other: Ceiling fan(s)

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):

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)



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 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 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
 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

12) Buyer to confirm CC&Rs per neighborhood

2) Property is a townhome, party walls present.
13/14) Rancho Villas Community Association phone number: (619) 296-7232, main Fee: \$327.00 paid monthly. Please see attached for HOA-related expenses provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information.

- D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with 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.



Property Address: 12071 Calle De Leon# Unit 36, El Cajon, CA 92019 Date: 11/02/2022

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 J LLC Date 11/02/2022

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 11/02/2022
(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 J LLC Date 11/02/2022 Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

Agent (Broker Representing Seller) Opendoor Brokerage Inc. By Ben Braksick Date 11/02/2022
(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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REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 3 OF 3)

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

CA





SELLER PROPERTY QUESTIONNAIRE
(C.A.R. Form SPQ, Revised 6/22)

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 12071 Calle De Leon# Unit 36, El Cajon, CA 92019, Assessor's Parcel No. 502-293-04-17, situated in El Cajon, County of San Diego California ("Property").

- 1. Disclosure Limitation: The following are representations made by the Seller and are not the representations of the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain.
2. Note to Seller, PURPOSE: To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
3. Note to Buyer, PURPOSE: To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
4. SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." A "yes" answer is appropriate no matter how long ago the item being asked about happened or was documented unless otherwise specified.

5. DOCUMENTS: ARE YOU (SELLER) AWARE OF... Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents (whether prepared in the past or present, including any previous transaction and whether or not Seller acted upon the item), pertaining to (i) the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to the Seller. Note: If yes, provide any such documents in your possession to Buyer. 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 (Note to seller: The manner of death may be a material fact to the buyer, and should be disclosed, except for a death by HIV/AIDS.) B. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.) C. The release of an illegal controlled substance on or beneath the Property D. Whether the Property is located in or adjacent to an "industrial use" zone (In general, a zone or district allowing manufacturing, commercial or airport uses.) E. Whether the Property is affected by a nuisance created by an "industrial use" zone F. Whether the Property is located within 1 mile of a former federal or state ordnance location (In general, an area once used for military training purposes that may contain potentially explosive munitions.) G. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision H. Insurance claims affecting the Property within the past 5 years



Property Address: 12071 Calle De Leon# Unit 36, El Cajon, CA 92019

- I. Matters affecting title of the Property Yes No
 - J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3 Yes No
 - K. Material facts or defects affecting the Property not otherwise disclosed to Buyer Yes No
- Explanation, or (if checked) see attached; **G) Property is part of HOA.**
- 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 (a) and (b) blank)..... Yes No
 - (a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed (if No, leave (b) blank) Yes No
 - (b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule Yes No
- Explanation: **D) interior painted as needed.**

8. STRUCTURAL, SYSTEMS AND APPLIANCES: ARE YOU (SELLER) AWARE OF...

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

9. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: ARE YOU (SELLER) AWARE OF...

- Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs Yes No
- If yes, was federal flood disaster assistance conditioned upon obtaining and maintain flood insurance on the Property Yes No
- (NOTE: If the assistance was conditioned upon maintaining flood insurance, Buyer is informed that federal law, 42 USC 5154a requires buyer to maintain such insurance on the Property and if it is not, and the Property is damaged by a flood disaster, Buyer may be required to reimburse the federal government for the disaster relief provided.)**
- Explanation: **Previous seller filed a claim, unknown details.**

10. WATER-RELATED AND MOLD ISSUES: ARE YOU (SELLER) AWARE OF...

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

11. PETS, ANIMALS AND PESTS: ARE YOU (SELLER) AWARE OF...

- A. Past or present pets on or in the Property Yes No
 - B. Past or present problems with livestock, wildlife, insects or pests on or in the Property Yes No
 - C. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above Yes No
 - D. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above Yes No
- If so, when and by whom _____
- Explanation: _____

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

- A. Surveys, easements, encroachments or boundary disputes Yes No



Property Address: 12071 Calle De Leon# Unit 36, El Cajon, CA 92019

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

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

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: A) Property is part of HOA, D) Buyer to confirm CC&Rs per neighborhood. F) 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

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

- A. Any other person or entity on title other than Seller(s) signing this form 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: _____
Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

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

SPQ REVISED 6/22 (PAGE 3 OF 4) Buyer's Initials _____ / _____ Seller's Initials MM / _____

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 3 OF 4)



Property Address: 12071 Calle De Leon# Unit 36, El Cajon, CA 92019

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: _____

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

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

A. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property 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: _____

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

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

A. Any occupant of the Property smoking or vaping any substance on or in the Property, whether past or present 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. 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: _____

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

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

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

Seller Megan Meyer Authorized Signer on Behalf of Opendoor Property J LLC Date 11/02/2022

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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Billing Disclosure Form

SUM-A00616

Charges for Documents Provided as Required by Section 4525

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

Account Information:

Association: Rancho Villas Community Association
 Property Address: 12071 Calle De Leon Unit 36
 El Cajon, CA 92019

Owner of Property:
 Owner's Mailing Address: 12071 Calle De Leon Unit 36
 El Cajon, CA 92019

Provider of §4525 Items:

Name: Summit Property Management
 Email: summitpropmgt@yahoo.com
 Date Completed: 10/12/22

**Not Available (N/A),
 Not Applicable
 (N/App), or Directly
 Provided by Seller
 and Confirmed as
 Current (DP)**

Document	Civil Code Section	Fee for Document	Not Available (N/A), Not Applicable (N/App), or Directly Provided by Seller and Confirmed as Current (DP)
Articles of Incorporation or statement that HOA is not incorporated	4525(a)(1)	\$25.00	
CC&R's	4525(a)(1)	\$25.00	
Bylaws	4525(a)(1)	\$25.00	
Rules and Regulations	4525(a)(1)	\$25.00	
Age Restrictions, if any	4525(a)(2)	Included in Demand	
Rental Restrictions, if any	4525(a)(9)	Included in Demand	
Annual Budget Report or Summary, including Reserve Study	5300, 4525(a)(3)	\$25.00	
Assessment and Reserve Funding Disclosure Summary	5300, 4525(a)(4)	\$25.00	
Financial Statement Review	5305, 4525(a)(3)	\$25.00	
Assessment Enforcement Policy	5310, 4525(a)(4)	Included in Demand	
Insurance Summary	5300, 4525(a)(3)	\$25.00	
Regular Assessment	4525(a)(4)	Included in Demand	
Special Assessment	4525(a)(4)	Included in Demand	
Emergency Assessment	4525(a)(4)	Included in Demand	
Other Unpaid Obligations of Seller	5675, 4525(a)(4)	Included in Demand	
Approved Changes to Assessments	5300, 4525(a)(4),(8)	Included in Demand	
Settlement Notice Regarding Common Area Defects	6100, 4525(a)(6),(7)	\$0.00	

Billing Disclosure Form

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Preliminary List of Defects	6000, 6100, 4525(a)(6)	\$0.00
Notice(s) of Violation	5855, 4525(a)(5)	Included in Demand
Required Statement of Fees	4525	Included in Demand
Minutes of Regular Board Meetings conducted over the previous 12 months	4525(a)(10)	\$25.00
Total Fees for Documents:		\$225.00

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

CA 4525 Demand Package

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Condominium: **Rancho Villas Community Association**
Current Owner: **[REDACTED]**
Property Address: **12071 Calle De Leon Unit 36, El Cajon, CA 92019**
Purchaser Name: **Opendoor Property J LLC, a Delaware Limited Liability Company**
Date Prepared: **10/12/22**

PRINCIPAL CONTACT

The following information is the principal contact for the Condominium:

Company Name: **Summit Property Management, Inc.**
Contact: **Summit Property Management**
Address: **2635 Camino Del Rio South Ste 204
San Diego, CA 92108-3729**
Phone: **619-296-7232**
Email: **summitpropmgt@yahoo.com**

REQUESTER INFORMATION

The following information has been requested by:

Company Name:	OS National	Escrow / File #:	CA100898
Contact:	Special Ops Unit	Date Ordered:	9/22/22
Address:	3097 Satellite Blvd, Suite 500 Duluth, GA 30096	Closing Date:	10/3/22
Phone:	(678) 282-5787		
Email:	souprocessing@osnational.com		

INSURANCE INFORMATION

For information on insurance maintained by the Condominium, please contact:

Carrier: **Sutton National Insurance**
Agent: **Golden Alliance Insurance**
Phone: **(818) 584-8044**
Email:

VIOLATION INFORMATION

The Unit does NOT currently have any known or open violations that violate a provision of the governing documents.

LITIGATION INFORMATION

The Association is NOT currently involved in any pending suit or unsatisfied judgment that could have a material impact on the Association.

CA 4525 Demand Package

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RECURRING ASSESSMENT(S)

Amount of all assessments and any other mandatory fees or charges currently imposed by Rancho Villas:

<u>Name</u>	<u>Description</u>	<u>Paid Through</u>	<u>Next Due Date</u>
Regular Assessment	\$327.00 due Monthly on the 1st	1/31/2020	10/1/2022

Effective June 1, 2022, the monthly assessment will increase to \$327.00 per unit.

LATE FEES

A late fee of **\$10.00** is added to the account if it is not paid in full within **15** days of the due date.

CA 4525 Demand Package

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SCHEDULE OF FEES CHARGED FOR CLOSING STATEMENT

Any post-closing fee charged by the common interest community manager, if any, and associated with the purchase, disposition and maintenance of the unit and the use of common elements, and the status of the account:

<u>Item</u>	<u>Status</u>	<u>Due From</u>	<u>Payable To</u>	<u>Amount</u>
Account In Collection	Pay at Close	Seller	Association	11, 272.45
Expedited Resale Demand Package	Paid	Seller	Management Company	\$100.00
Document Package	Paid	Seller	Management Company	\$200.00
Resale Demand Expedited Response Fee	Paid	Seller	Management Company	\$100.00
Processing Fee	Paid	Seller	CondoCerts	\$29.00
Required Bylaws Section 4525(a)(1)	Paid	Seller	Management Company	Incl.
Annual Financials - Required Financial Statement Review Sections 5305 and 4525(a)(3)	Paid	Seller	Management Company	Incl.
Budget - Required Annual Budget Report or Paid Summary including Reserve Study Sections 5300 and 4525(a)(1)		Seller	Management Company	Incl.
Required Articles of Incorporation Section 4525(a)(1)	Paid	Seller	Management Company	Incl.
Required Rules and Regulations Section 4525 (a)(1)	Paid	Seller	Management Company	Incl.
Current Unaudited Financial Documents	Paid	Seller	Management Company	Incl.
Minutes of regular board meetings conducted over the previous 12 months Section 4525(a)(10)	Paid	Seller	Management Company	Incl.
Required CC&Rs Section 4525(a)(1)	Paid	Seller	Management Company	Incl.
Required Insurance Declaration Pages Section 5300 and 4525(2)(3)	Paid	Seller	Management Company	Incl.
Transfer Fee	Pay at Close	Buyer/Seller	Management Company	\$175.00

REMIT AT CLOSING

The following is a summary of the amounts due at closing:

CA 4525 Demand Package

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Payable to Rancho Villas Community Association (Association) \$0.00

Rancho Villas Community Association
c/o Summit Property Management, Inc.
2635 Camino Del Rio South Ste 204
San Diego, CA 92108-3729

Payable to Summit Property Management, Inc. (Management Company) \$175.00

Summit Property Management, Inc.
2635 Camino Del Rio South Ste 204
San Diego, CA 92108-3729

ACCOUNT IN COLLECTION

This account is currently in collection. For more information on amounts owed, please contact:

Name: **Luis Ventura**
Contact Information: **(619) 921-3382**

Demand is good through October 31, 2022. Should escrow fail to close by said date, add \$327 for November's monthly assessment, which would be a total of \$11,599.45. Please make be sure to reference the attorney's payoff demand for special instructions and payoff amount.

ADDITIONAL COMMENTS

For final figures, please request an updated demand on condocerts.com prior to close of escrow. ****PLEASE BE ADVISED THAT THERE IS A \$10 FEE FOR UPDATE REQUESTS****

*Law Office of
Luis E. Ventura*

960 CORDOVA DRIVE
CHULA VISTA, CA 91910
(619) 921-3382
Luis@Luisventuralaw.com

October 11, 2022

PAYOFF DEMAND

Via Email Only (jonallenpriest@osnational.com)

Mr. Jon Allen Priest
OSN National

Re: Rancho Villas Community Assn./Sturre, David A.
Acct. No./Unit ID: HOA # 0090; Unit # 000036-07
Unit Address: 12071 Calle De Leon, Unit 36
El Cajon, CA 92019-4946

Dear Mr. Priest:

THIS LETTER IS A COMMUNICATION FROM A DEBT COLLECTOR AND ALL INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. THIS SAME DISCLOSURE APPLIES TO ANY SUBSEQUENT TELEPHONE CALLS, MEETINGS, EMAILS, LETTERS, ETC. (THIS DISCLOSURE IS NORMALLY REQUIRED BY FEDERAL LAW BUT MIGHT NOT BE IN THIS CASE.)

Per your request, I write to provide an escrow payoff demand. The total through but not including November 1, 2022 is \$11,272.45. If escrow is to close after October 31, add \$327 for November's monthly assessment (dues) which would be a total of \$11,599.45.

Please note that the above total is separate and in addition to whatever amount the buyers/sellers might be charged for copies of the Association's legal documents or other charges related to the sale. I understand that you are already in contact with the management company about any other charges.

Please have a check for the above amount made to the order of "Rancho Villas Community Association" and please send to me at the above address.

Unless you notify this office within 30 days of receiving this notice that you dispute the validity of the debt or any portion thereof, this office will assume this debt is valid. If you notify this office in writing within thirty (30) days of receiving this notice that the debt, or any portion thereof, is disputed, we will stop collection of this debt, or any disputed portion thereof, and will not record the lien until we obtain verification of the debt (or a copy of a judgment, or the name and address of the original creditor), and provide you with a copy of such verification (or judgment, or name and address of the original creditor). Upon your written request within thirty (30) days after receiving this notice, we will also provide you with the name and address

Mr. Jon Allen Priest, OSN National
Re: Rancho Villas Community Assn./Sturre, David A.
October 11, 2022

of the original creditor, if different from the current creditor, however, the current creditor is the original creditor, Rancho Villas Community Association. If you dispute this debt, or any portion thereof, within thirty (30) days of receipt of this letter, you do not need to pay the amount requested in this letter until such time as we provide you with verification of the debt and write to you again requesting that you pay the delinquent amount.

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.

Please contact me if you have any questions regarding the above.

Sincerely,

Luis E. Ventura

Law Office of Luis E. Ventura

LEV/