



**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** Santa Clarita, **COUNTY OF** Los Angeles, **STATE OF CALIFORNIA,**  
**DESCRIBED AS** 19033 Graham Ln, Santa Clarita, CA 91350

**THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE)** 04/15/2025. **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<br><input checked="" type="checkbox"/> Oven<br><input checked="" type="checkbox"/> Microwave<br><input checked="" type="checkbox"/> Dishwasher<br><input type="checkbox"/> Trash Compactor<br><input type="checkbox"/> Garbage Disposal<br><input checked="" type="checkbox"/> Washer/Dryer Hookups<br><input checked="" type="checkbox"/> Rain Gutters<br><input checked="" type="checkbox"/> Burglar Alarms<br><input type="checkbox"/> Carbon Monoxide Device(s)<br><input type="checkbox"/> Smoke Detector(s)<br><input type="checkbox"/> Fire Alarm<br><input type="checkbox"/> TV Antenna<br><input type="checkbox"/> Satellite Dish<br><input type="checkbox"/> Intercom<br><input checked="" type="checkbox"/> Central Heating<br><input checked="" type="checkbox"/> Central Air Conditioning<br><input type="checkbox"/> Evaporator Cooler(s) | Buyer is aware that the security system does not convey with sale of the home. Electronic Locksets, Kwikset 914 (or similar, present and in place) will be removed and replaced with a standard lock prior to the close of escrow. | <input type="checkbox"/> Wall/Window Air Conditioning<br><input checked="" type="checkbox"/> Sprinklers<br><input checked="" type="checkbox"/> Public Sewer System<br><input type="checkbox"/> Septic Tank<br><input type="checkbox"/> Sump Pump<br><input checked="" type="checkbox"/> Water Softener<br><input checked="" type="checkbox"/> Patio/Decking<br><input checked="" type="checkbox"/> Built-in Barbecue<br><input type="checkbox"/> Gazebo<br><input type="checkbox"/> Security Gate(s)<br><input checked="" type="checkbox"/> Garage:<br><input checked="" type="checkbox"/> Attached <input type="checkbox"/> Not Attached<br><input type="checkbox"/> Carport<br><input type="checkbox"/> Automatic Garage Door Opener(s)<br><input type="checkbox"/> Number Remote Controls _____<br><input type="checkbox"/> Sauna<br><input type="checkbox"/> Hot Tub/Spa:<br><input type="checkbox"/> Locking Safety Cover | <input type="checkbox"/> Pool:<br><input type="checkbox"/> Child Resistant Barrier<br><input type="checkbox"/> Pool/Spa Heater:<br><input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric<br><input checked="" type="checkbox"/> Water Heater:<br><input checked="" type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric<br><input checked="" type="checkbox"/> Water Supply:<br><input checked="" type="checkbox"/> City <input type="checkbox"/> Well<br><input type="checkbox"/> Private Utility or<br>Other <u>Santa Clarita Water Division (SCV Water)</u><br><input checked="" type="checkbox"/> Gas Supply:<br><input checked="" type="checkbox"/> Utility <input type="checkbox"/> Bottled (Tank)<br><input type="checkbox"/> Window Screens<br><input type="checkbox"/> Window Security Bars<br><input type="checkbox"/> Quick Release Mechanism on Bedroom Windows<br><input type="checkbox"/> Water-Conserving Plumbing Fixtures |
|---|--|--|--|
- Exhaust Fan(s) in \_\_\_\_\_ 220 Volt Wiring in \_\_\_\_\_ Fireplace(s) in \_\_\_\_\_  
☐ Gas Starter ☒ Roof(s): Type: Tile Age: Unknown (approx.)  
☐ 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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**TDS REVISED 6/24 (PAGE 1 OF 3)**

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.lwolf.com](http://www.lwolf.com)

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Property Address: 19033 Graham Ln Santa Clarita, CA 91350

Date: 04/15/2025

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

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

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

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

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

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

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

13&14. HOA name: Plum Canyon Santa Clarita Maintenance Association Phone number: 661-295-4900 main fee: \$130.00 paid monthly. Please see attached for HOA-related expenses provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information.

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

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller Brad Bonney Authorized signer on behalf of Opendoor Property Trust I Date 04/15/2025

Seller Date

TDS REVISED 6/24 (PAGE 2 OF 3)

Buyer's Initials /

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

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Property Address: 19033 Graham Ln Santa Clarita, CA 91350

Date: 04/15/2025

### 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 04/15/2025  
(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 04/15/2025 Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Authorized signer on behalf of  
Opendoor Property Trust I

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

Agent (Broker Representing Seller) Opendoor Brokerage Inc. By Melissa Westfall Date 04/15/2025  
(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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**TDS REVISED 6/24 (PAGE 3 OF 3)**

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

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## SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 12/24)

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 19033 Graham Ln Santa Clarita, CA 91350, Assessor's Parcel No. 2812-094-101, situated in Santa Clarita, County of Los Angeles 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 (In general, an area once used for military training purposes that may contain potentially explosive munitions.) ..... ☐ Yes ☒ No
- 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
- 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  
(See C.A.R. Form WBSA for more information)

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SPQ REVISED 12/24 (PAGE 1 OF 4)

Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

Seller's Initials BB / \_\_\_\_\_

**SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 1 OF 4)**



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- L. Material facts or defects affecting the Property not otherwise disclosed to Buyer ..... ☐ Yes ☒ No  
Explanation, or ☐ (if checked) see attached: **J) Seller has not inspected for plumbing fixtures, buyer should verify compliance per local codes.**

**G) Property has HOA**

**7. REPAIRS AND ALTERATIONS:**

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

- A. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) ..... ☐ Yes ☒ No
- B. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? ..... ☐ Yes ☒ No
- C. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) ..... ☐ Yes ☒ No
- D. Any part of the Property being painted within the past 12 months ..... ☒ Yes ☐ No
- E. Whether the Property was built before 1978 (if No, leave (1) and (2) blank)..... ☐ Yes ☒ No
- (1) If yes, whether any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed (if No, leave (2) blank) ..... ☐ Yes ☐ No
- (2) If yes to (1), whether such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule ..... ☐ Yes ☐ No
- F. Whether you purchased the property within 18 months of accepting an offer to sell it..... ☒ Yes ☐ No
- (1) If yes, have any room additions, structural modifications, or other alterations or repairs (collectively "Improvements") been performed by a contractor while you have owned the Property..... ☒ Yes ☐ No
- Note 1:** If yes to F(1), Seller shall provide in the Explanation below: (i) a list of such Improvements and (ii) the name and contact information for each contractor who performed services of \$1,000 or more.
- Note 2:** If yes to F(1), Seller shall provide in the Explanation below (i) a list of those Improvements for which seller has obtained permits and Seller shall attach copies of those permits to this SPQ and (ii) for those Improvements for which Seller does not have a permit, Seller shall include a statement identifying those Improvements and that Seller was not provided permits by the third party making the Improvement and the contact information for such third parties from whom the buyer may obtain those permits.

Explanation, or ☐ (if checked) see attached: **D) Interior painting done for the property F) See attached Renovation Summary**

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

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

- A. Defects in any of the following (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances ..... ☐ Yes ☒ No
- B. The existence of a solar power system (if yes, Seller to provide C.A.R. Form SOLAR)..... ☐ Yes ☒ No
- C. The leasing of any of the following on or serving the Property: solar power system, water softener system, water purifier system, alarm system, or propane tank(s) ..... ☐ Yes ☒ No
- D. An alternative septic system on or serving the Property ..... ☐ Yes ☒ No
- E. Whether any structure on the Property other than the main improvement is used as a dwelling ..... ☐ Yes ☒ No
- (1) If Yes to E, whether there are separate utilities and meters for the dwelling..... ☐ Yes ☐ No
- (2) If Yes to E, whether the dwelling received a permit or other government approval as an Accessory Dwelling Unit (ADU) ..... ☐ Yes ☐ No

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

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

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

- A. 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.)
- B. Receiving domestic water storage tank assistance pursuant to § 13194 of the Water Code or whether the real property ever received such assistance and the real property currently still has the domestic storage tank..... ☐ Yes ☒ No
- If yes, the following disclosure is made: (1) This property has a domestic water storage tank provided by a county, community water system, local public agency, or nonprofit organization, pursuant to § 13194 of the Water Code. (2) The domestic water storage tank was made available to households that had a private water well that had gone dry, or had been destroyed due to drought, wildfire, other natural disasters, or was otherwise nonfunctioning. (3) The domestic water storage tank provided pursuant to § 13194 of the Water Code might not convey with the real property. (4) Due to the water well issues that led to this property obtaining assistance pursuant to § 13194 of the Water Code, the buyer is advised to have an inspection of the water well and to have a professional evaluate the availability of water to the property to ensure it suits the purposes for which the buyer is purchasing the property.

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

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

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

- A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property ..... ☐ Yes ☒ No
- B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property.. ☐ Yes ☒ No

SPQ REVISED 12/24 (PAGE 2 OF 4)

Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

Seller's Initials BB

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

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New Forms



Property Address: 19033 Graham Ln, Santa Clarita, CA 91350

- C. Rivers, streams, flood channels, underground springs, high watertable, floods, or tides, on or affecting the Property or neighborhood ..... ☐ Yes ☒ No  
Explanation: \_\_\_\_\_

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

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

- A. Past or present pets on or in the Property ..... ☐ Yes ☒ No  
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: B) Property is part of HOA. D) Buyer to confirm CC&Rs per neighborhood F) Contact HOA for specific guidelines and requirements.

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

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

- A. Other than the Seller signing this form, any other person or entity with an ownership interest ..... ☐ Yes ☒ No  
B. Leases, options or claims affecting or relating to title or use of the Property ..... ☐ Yes ☒ No  
C. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood ..... ☐ Yes ☒ No  
D. Features of the property shared in common with adjoining landowners, such as walls, fences and driveways, whose use or responsibility for maintenance may have an effect on the subject property..... ☒ Yes ☐ No  
E. Any encroachments, easements, boundary disputes, or similar matters that may affect your interest in the subject property, whether in writing or not ..... ☐ Yes ☒ No  
F. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity. .... ☐ Yes ☒ No  
G. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property ..... ☐ Yes ☒ No  
H. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill ..... ☐ Yes ☒ No

SPQ REVISED 12/24 (PAGE 3 OF 4)

Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

Seller's Initials BB

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

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New Forms





Property Address: 19033 Graham Ln, Santa Clarita, CA 91350  
Explanation: D) Shared fence line with adjoining house.

- 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: \_\_\_\_\_

- 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 04/15/2025  
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 12/24 (PAGE 4 OF 4)**

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

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New Forms



**Property Renovation Summary**

**Address - 19033 Graham Ln, Santa Clarita, CA 91350**

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

Description	Contractor	Contractor Information
Interior painting done for the property	Cedar Construction - LAX	Cedar Construction chafic@cedarensvironmental.com (818) 923-0721
Landscaping done for the property	Quality General Service - LAX-L	Quality General Service qgeneralservice@gmail.com (818) 826-4228



**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)**  
**Plum Canyon Recreational Maintenance Association**  
**Property Management Professionals LLC**

**Property Information:**

19033 Graham Ln  
 Santa Clarita, CA 91350-3789

Seller: [REDACTED]

Buyer: OPENDOOR PROPERTY TRUST I a Delaware

**Requestor:**

OS National  
 Processing Team  
 678-282-2342

Estimated Closing Date: 04-07-2025

**General Information**

This information is good through 03-31-2025

**Comments: NOTE: Prior to close of escrow an updated demand is required. In the event your request is past the 30 days from the original "good through" date an updated demand fee will apply. You may email our escrow department during this time. After the good through date, please visit Homewise at [www.homewisedocs.com](http://www.homewisedocs.com).**

Is this account in collections? No

What is the current regular assessment against the unit? 48.00

**Comments: HOMEOWNER ASSESSMENTS ARE DUE IN ADVANCE ON THE 1ST DAY OF EACH MONTH AND CAN BE UNIT SPECIFIC. SUBJECT UNIT BREAKDOWN IS AS FOLLOWS:**

What is the frequency of the assessment charge? Monthly

The regular assessment is paid through: 12-31-2024

**Comments: THIS STATEMENT OF FEES DOCUMENTS THE REFERENCED ACCOUNT AS OF THE DATE OF ISSUANCE. PAYMENTS AND CHARGES ARE POSTED TO ACCOUNTS DAILY. THE REQUESTOR IS RESPONSIBLE FOR OBTAINING AN UPDATE FOR THE ACCOUNT AT LEAST (2) DAYS PRIOR TO CLOSING.**

The regular assessment is next due: 04-01-2025

What day of the month are regular assessments due? 1st

How many days after the due date is the regular assessment considered delinquent? 15

The penalty for delinquent assessments is: 10%

**Comments: THE ASSESSMENT PAYMENT DUE-DATE IS ESTABLISHED BY THE ASSOCIATION AND ANY PAYMENTS RECEIVED AFTER THE DUE DATE MAY BE SUBJECT TO A LATE CHARGE.**

**Specific Fees Due To Plum Canyon Recreational Maintenance Association**

Closing agent is required to collect the following number of additional regular assessments at closing: 2

**Comments: BUYER PREPAID ASSESSMENTS- Please collect (2) month's assessments from buyer.**

Are there any current special assessments or governing body approved special assessments, against units within the association? If yes, a comment is provided. No



**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)**  
**Plum Canyon Recreational Maintenance Association**  
**Property Management Professionals LLC**

**Property Information:**

19033 Graham Ln  
Santa Clarita, CA 91350-3789

Seller: [REDACTED]

**Requestor:**

OS National  
Processing Team  
678-282-2342

Estimated Closing Date: 04-07-2025

Buyer: OPENDOOR PROPERTY TRUST I a Delaware

Owner's current balance due (you may total the owners balance due using the breakdown below): \$175.74

**Comments: See owner balance breakdown.**

**An updated demand is required prior to close of escrow for additional fees and account status.**

**THE AMOUNT ABOVE IS THE BALANCE FOR THE ACCOUNT AS OF THE ORDER COMPLETION DATE. LATE FEES, ADDITIONAL ASSESSMENTS AND OTHER CHARGES WILL BE ADDED AS THEY OCCUR.**

Interest	\$1.74
Late Fee	\$30.00
Assessments	\$144.00

**General Association Information**

Are there any violations against this unit? No

**Comments: THERE ARE NONE KNOWN AT THIS TIME. CHANGES TO ACCOUNT CAN OCCUR DAILY. ESCROW IS RESPONSIBLE FOR OBTAINING AN ACCOUNT UPDATE (2) DAYS PRIOR TO CLOSING.**

Is the association or the developer (if the project has not been turned over to the homeowners association) involved in any current or pending litigation? If yes, a comment is required. (Do not include neighbor disputes or rights of quiet enjoyment, litigation where the claim amount is known and the insurance carrier will provide defense and coverage, or where the HOA is named as a plaintiff in a foreclosure action or to collect past due assessments). No

Is there a restriction in the governing documents limiting the occupancy, residency, or use of a separate interest on the basis of age in a manner different from that provided in California Civil Code Section 51.3? If yes, please comment. No

Is there a provision in the governing documents that prohibits the rental or leasing of any of the separate interests in the common interest development to a renter, lessee or tenant? If yes, please comment. No

Does a preliminary list of defects exist pursuant to Section 6000 of the Davis Stirling Act? If yes, please comment and provide the list. No

Does a Settlement Notice regarding common area defects exist pursuant to Section 6100 of the Davis Stirling Act? If yes, please comment and provide the list. No

**Insurance Information**

Insurance broker's or agent's company name: Scott Litman

Please return check with barcode for faster processing



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

**Plum Canyon Recreational Maintenance Association**

**Property Management Professionals LLC**

**Property Information:**

19033 Graham Ln

Santa Clarita, CA 91350-3789

Seller: [REDACTED]

Buyer: OPENDOOR PROPERTY TRUST I a Delaware

Identify the insurance agent's name:

Insurance agent's phone number:

Insurance agent's fax number:

Insurance agent's email address:

**Requestor:**

OS National

Processing Team

678-282-2342

Estimated Closing Date: 04-07-2025

Scott Litman

818-879-5980

customerservice@sliains  
.com

*Melissa Encabo*

**Melissa Encabo, Escrow Coordinator**

**Date: 03-19-2025**

**Property Management Professionals LLC**

**Phone: 661-295-4900**

**Email: mencabo@pmpmanage.com**

Please return check with barcode for faster processing



**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)**  
**Plum Canyon Recreational Maintenance Association**  
**Property Management Professionals LLC**

**Property Information:**

19033 Graham Ln  
Santa Clarita, CA 91350-3789

Seller: [REDACTED]

Buyer: OPENDOOR PROPERTY TRUST I a Delaware

**Requestor:**

OS National  
Processing Team  
678-282-2342

Estimated Closing Date: 04-07-2025

**Comments:**

IMPORTANT: If you are an escrow/title officer sending closing packages through courier service (ie. FedEx, UPS, DHL or any other outside courier service), packages must be sent to the following address:

C/O PMP Management  
25124 Springfield Court, Suite 120  
Valencia, CA 91355

If you are using US Mail to send closing packages, please continue to use the following address:

C/O PMP Management  
27220 Turnberry Lane, Suite 150  
Valencia, CA 91355

Escrow Officer:

WE REQUEST ALL CHECKS ALONG WITH A COPY OF THE DEED TO AVOID DELAYS IN PROCESSING.  
FAILURE TO SEND DOCUMENTS AND CLOSING FUNDS TO PROPERTY MANAGEMENT  
PROFESSIONALS MAY RESULT IN DELAYED PROCESSING.

PLEASE MAKE SURE YOU ARE CUTTING CHECKS TO THE PROPER ENTITY. ALL CO-MINGLED CHECKS  
WILL BE RETURNED FOR RE-ISSUANCE TO THE PROPER ENTITY PER OUR STATEMENT OF ACCOUNT.

WHEN COLLECTING BUYER'S PREPAID ASSESSMENTS PLEASE CLARIFY WHAT MONTHS YOU ARE  
COLLECTING FOR.

PLEASE PROVIDE SELLER'S FORWARDING ADDRESS IN THE CLOSING DOCUMENTS REMITTED TO  
PROPERTY MANAGEMENT PROFESSIONALS.

IF THERE IS A LIEN ON THE PROPERTY, PLEASE PROVIDE A COPY OF THE LIEN AND CONTACT OUR  
OFFICE FOR INFORMATION REGARDING RELEASE AND FEES.

TITLE/ESCROW WILL BE RESPONSIBLE TO COLLECT ADDITIONAL FEES DUE THE ASSOCIATION.

\*\*\*\*\*

SELLER AND BUYER:

1. Property Management Professionals is the Management Company for Plum Canyon Recreational Maintenance.

2. Homeowner assessments are due in advance on the 1st day of each month. A statement will be sent to Buyers mailing address upon processing of transfer. Should Buyer not receive a billing within 45 days of COE, Buyer is to send (1) month dues payment to the Association along with a copy of this form. The assessment payment due-date is established by the Association, and any payments received after the due date may be subject to a late charge.

3. Seller's who pay their assessments via ACH are requested to cancel after the third week of the month to avoid payment interruptions. If Seller of this property is currently enrolled in automatic payments for the assessments, Seller

Please return check with barcode for faster processing



Page 4 of 8

**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)**  
**Plum Canyon Recreational Maintenance Association**  
**Property Management Professionals LLC**

**Property Information:**

19033 Graham Ln  
Santa Clarita, CA 91350-3789

Seller: [REDACTED]

**Requestor:**

OS National  
Processing Team  
678-282-2342

Estimated Closing Date: 04-07-2025

Buyer: OPENDOOR PROPERTY TRUST I a Delaware

is requested to NOT CANCEL ACH until the 3rd week of the month to avoid a payment reversal. Payment reversal will result in a balance due on the account.

4. Should this escrow transaction cancel or not close all amounts shown on this Statement of Account remain payable by the Seller. Entering into an escrow does not suspend the responsibility to pay the Association assessment(s).

5. Buyer is instructed to obtain any/all access devices from the Seller at close of escrow.



**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)**  
**Plum Canyon Recreational Maintenance Association**  
**Property Management Professionals LLC**

**Property Information:**

19033 Graham Ln  
Santa Clarita, CA 91350-3789

Seller: [REDACTED]

Buyer: OPENDOOR PROPERTY TRUST I a Delaware

**Requestor:**

OS National  
Processing Team  
678-282-2342

Estimated Closing Date: 04-07-2025

**Fee Summary**

**Amounts Prepaid**

Current Unaudited Financial Documents (Non Required Civil Code Sec. 4525)	\$50.00
New Owner Forms	\$0.00
Closing Statement of Fees, Association Documents and Minutes (Required Civil Code Sec. 4525)	\$450.00
Convenience Fee	\$9.95
<b>Total</b>	<b>\$509.95</b>

**Fees Due to Property Management Professionals LLC**

Transfer Fee	\$295.00
<b>Total</b>	<b>\$295.00</b>

**Fees Due to Plum Canyon Recreational Maintenance Association**

Buyer Prepaid Assessments	\$96.00
Owner Current Balance	\$175.74
<b>Total</b>	<b>\$271.74</b>

*\*See owner balance breakdown.*

*An updated demand is required prior to close of escrow for additional fees and account status.*

***THE AMOUNT ABOVE IS THE BALANCE FOR THE ACCOUNT AS OF THE ORDER COMPLETION DATE. LATE FEES, ADDITIONAL ASSESSMENTS AND OTHER CHARGES WILL BE ADDED AS THEY OCCUR.***



**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)**  
**Plum Canyon Recreational Maintenance Association**  
**Property Management Professionals LLC**

**Property Information:**

19033 Graham Ln  
Santa Clarita, CA 91350-3789  
Seller: [REDACTED]

**Requestor:**

OS National  
Processing Team  
678-282-2342  
Estimated Closing Date: 04-07-2025

Buyer: OPENDOOR PROPERTY TRUST I a Delaware

**PLEASE RETURN THIS FORM WITH YOUR CHECK AND CERTIFIED COPIES OF THE CLOSING DISCLOSURE FORM (FORMERLY THE HUD-1 FORM) AND THE GRANT OR WARRANTY DEED. PLEASE INDICATE CONFIRMATION NUMBER VXN75MWLB ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.**

**Fees Due to Property Management Professionals LLC**

Transfer Fee	\$295.00
<b>Total</b>	<b>\$295.00</b>

**Fees Due to Plum Canyon Recreational Maintenance Association**

Buyer Prepaid Assessments	\$96.00
Owner Current Balance	\$175.74
<b>Total</b>	<b>\$271.74</b>

*\*See owner balance breakdown.*

*An updated demand is required prior to close of escrow for additional fees and account status.*

***THE AMOUNT ABOVE IS THE BALANCE FOR THE ACCOUNT AS OF THE ORDER COMPLETION DATE. LATE FEES, ADDITIONAL ASSESSMENTS AND OTHER CHARGES WILL BE ADDED AS THEY OCCUR.***

**Include this confirmation number VXN75MWLB on the check for \$295.00 payable to and send to the address below.**

Property Management Professionals LLC  
27220 TURNBERRY LANE, SUITE 150  
VALENCIA, CA 91355

**Include this confirmation number VXN75MWLB on the check for \$271.74 payable to and send to the address below.**

Plum Canyon Recreational Maintenance Association  
27220 TURNBERRY LANE, SUITE 150  
VALENCIA, CA 91355





**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)**  
**Plum Canyon Recreational Maintenance Association**  
**Property Management Professionals LLC**

**Property Information:**

19033 Graham Ln  
Santa Clarita, CA 91350-3789  
Seller: Andres Mario Ariza Marimon & Helddy  
Buyer: OPENDOOR PROPERTY TRUST I a Delaware

**Requestor:**

OS National  
Processing Team  
3097 Satellite Blvd, Suite 500  
Duluth , GA 30096  
678-282-2342  
souprocessing@osnational.com

**Closing Information**

File/Escrow Number: CA108242  
Estimated Close Date: 04-07-2025  
HomeWiseDocs Confirmation #: VNX75MWLB

Sales Price: XXXXXXXXXX  
Closing Date:  
Is buyer occupant? No

**Status Information**

Date of Order: 03-11-2025  
Board Approval Date:  
Order Completion Date: 03-19-2025  
Date Paid: 03-12-2025

Order Retrieved Date:  
Inspection Date:

**Community Manager Information**

Company: Property Management Professionals  
Completed By: Melissa Encabo  
Primary Contact: Melissa Encabo  
Address:  
27220 TURNBERRY LANE, SUITE 150  
VALENCIA, CA 91355  
Phone: 661-295-4900  
Fax: 661-295-1553  
Email: mencabo@pmpmanage.com





PROPERTYMANAGEMENTPROFESSIONALSLLC

27220 Turnberry Lane, Suite 150  
661-295-4900 (phone) | 661-295-1553 (fax)

Dear Owner,

Congratulations on the purchase of your new home!

Property Management Professionals partners with the Board of Directors for your community to deliver management services to your community. You will receive instructions to access your community website, set up payments, and update your contact information. It typically takes 3 to 5 weeks for the information to arrive via U.S. mail.

Here is some information to get you started:

**Contacting Property Management Professionals:** Please reach out to Customer Care at [care@pmpmanage.com](mailto:care@pmpmanage.com) or (888) 882-0588 if you would like to contact your assigned community manager or if you have any questions.

**Amenity access:** If you have amenities that you would like to start using before you receive your login information, please contact Customer Care and they will put you in touch with your community access coordinator. Please be prepared to answer questions regarding your close of escrow.

**Architectural requests:** If you would like to make an Architectural Design Request, please contact Customer Care for a request form and instructions. You will be asked to complete a Design Review Form with supporting detail that will be sent to the Architectural Committee. Please read your governing documents to understand the architectural guidelines for your community and please do not commence any work on your home until you receive approval.

**Assessment payments:** If handled properly, the title company should have collected at least 60 days of prepaid assessments from you at close. Therefore, you will have sufficient time to set up your assessment payments once you receive your 1<sup>st</sup> statement. There are several payment options for your convenience.

**Governing documents:** Please familiarize yourself with the governing documents for your community. Through the sales process, you should have received and reviewed a copy of the governing documents for your community. These documents outline important rules and restrictions, community responsibility versus unit owner responsibilities, and how your community operates. Once you are set up in our system, all community documents are available to you on your community website/portal.

**After-hour emergency maintenance:** Please contact Property Management Professionals after-hours staff at (888) 882-0588. Emergency maintenance is an event that has caused major damage to community property and/or is causing damage to the property requiring immediate attention. All life-threatening emergencies should be directed to 911.

We look forward to welcoming you to your home!

Sincerely,

Property Management Professionals



PROPERTYMANAGEMENTPROFESSIONALSLLC

27220 Turnberry Lane, Suite 150  
661-295-4900 (phone) | 661-295-1553 (fax)

## NEW HOMEOWNER INFORMATION SHEET

Congratulations on your new home! PMP would like to personally welcome you to the community. To better service you, please complete this Information Sheet and return to us at the close of escrow at [escrow@pmpmanage.com](mailto:escrow@pmpmanage.com).

Name: \_\_\_\_\_

Community Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Alternate Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

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

1) Are you interested in enrolling in ACH Auto Debit: \_\_\_\_ Yes \_\_\_\_ No

2) Are you interested in enrolling in eStatements: \_\_\_\_ Yes \_\_\_\_ No

By selecting any of the above options, you will be helping to save costs directly to the HOA and doing your part to preserve the environment. Thank you in advance!

[www.PMPmanage.com](http://www.PMPmanage.com)