



MANUFACTURED HOME AND MOBILEHOME
TRANSFER DISCLOSURE STATEMENT
(C.A.R. Form MHTDS, Revised 12/22)

THIS DISCLOSURE STATEMENT CONCERNS THE MANUFACTURED HOME OR MOBILEHOME (HEREAFTER REFERRED TO AS "HOME") LOCATED AT 1500 Third Avenue #13 IN THE CITY OF Chula Vista, COUNTY OF San Diego, STATE OF CALIFORNIA, DESCRIBED AS Year Make Serial #(s) HCD Decal # or Equivalent

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE-DESCRIBED HOME IN COMPLIANCE WITH SUBDIVISION (b) OF § 1102 OF THE CIVIL CODE AND §§ 18025 AND 18046 OF THE HEALTH AND SAFETY CODE AS OF 02/08/2024 DATE

IT IS NOT A WARRANTY OF ANY KIND BY THE LAWFUL OWNER OF THE MANUFACTURED HOME OR MOBILEHOME WHO OFFERS THE HOME FOR SALE (HEREAFTER THE SELLER), 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.

COORDINATION WITH OTHER DISCLOSURES & INFORMATION

This Manufactured Home and Mobilehome Transfer Disclosure Statement is made pursuant to Article 1.5 (commencing with § 1102) of Chapter 2 of Title 4 of Part 4 of Division 2 of the Civil Code. Other statutes require disclosures, or other information may be important to the prospective buyer, depending upon the details of the particular transaction (including, but not limited to, the condition of the park in which the manufactured home or mobilehome will be located; disclosures required or information provided by the Mobilehome Residency Law, § 798 of the Civil Code et seq.; the mobilehome park rental agreement or lease; the mobilehome park rules and regulations; and park and lot inspection reports, if any, completed by the state or a local enforcement agency).

- Home inspection reports completed pursuant to the contract of sale or receipt for deposit.
Additional inspection reports or disclosures:

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 Home. Seller hereby authorizes any agent(s), as defined in § 18046 of the Health and Safety Code, 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 Home.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY, AS DEFINED IN § 18046 OF THE HEALTH AND SAFETY CODE. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND THE SELLER.

Seller [X] is [] is not occupying the Home.

A. The subject Home includes the items checked below which are being sold with the Home:

- Range, Dishwasher, Burglar Alarm, TV Antenna, Central Heating, Evaporative Cooler(s), Porch Decking, Private Sauna, Private Hot Tub, Solar/Spa Heater, Electric Water Heater, Oven, Trash Compactor, Carbon Monoxide Device(s), Satellite Dish, Central Air Conditioning, Sump Pump, Porch Awning, Private Spa, Hot Tub Locking Cover, Gas Water Heater, Bottled Propane, Microwave, Garbage Disposal, Fire Alarm, Intercom, Wall/Window Air Conditioning, Water Softener, Gazebo, Spa Locking Safety Cover, Gas/Spa Heater, Solar Water Heater

(Continued on page 2)

Buyer's Initials /

Seller's Initials /



Home Address: 1500 Third Avenue #13, Chula Vista, CA 91911

Date: 02/08/2024

- Carport Awning
- Automatic Garage Door Opener(s)
- Window Secure Bars
- Earthquake Resistant Bracing System
- Rain Gutters

- Attached Garage
- # Remote Controls
- Bedroom Window Quick Release Mechanism

- Detached Garage
- Window Screens
- Washer/Dryer Hookups

Exhaust Fan(s) in _____ 220 Volt Wiring in _____
 Fireplace(s) in _____ Gas Starter(s) _____

Roof(s) and type(s): Aluminum Roof Age (Approximate): 3 years
 Other: _____

*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the home. 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.

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): _____

B. Are you (the Seller) aware of any significant defects/malfunctions in any of the following in connection with the Home?

Yes No. If yes, check appropriate space(s) below:

- Interior Walls, Ceilings, Floors, Exterior Walls, Insulation, Roof(s), Windows, Doors, Home Electrical Systems, Plumbing,
- Porch or Deck, Porch Steps & Railings, Other Steps & Railings, Porch Awning, Carport Awning, Other Awnings, Skirting, Home Foundation or Support System, Other Structural Components (Describe: _____)

If any of the above is checked, explain. (Attach additional sheets if necessary.): : Needs a new skirting in a few spots

C. Are you (the 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, or chemical storage tanks on the subject home interior or exterior | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. Room additions, structural modifications, or other alterations or repairs made without necessary permits | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Room additions, structural modifications, or other alterations or repairs not in compliance with applicable codes | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. Any settling from slippage, sliding or problems with leveling of the home or the foundation or support system | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 5. Drainage or grading problems with the home, space or lot. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 6. Damage to the home or accessory structures being sold with the home from fire, flood, earthquake, or landslides | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 7. Any notices of abatement or citations against the home or accessory structures being sold with the home | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 8. Any lawsuits by or against the seller threatening to or affecting the home or the accessory structures being sold with the home, including any lawsuits alleging any defect or deficiency in the home or accessories sold with the home | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 9. Neighborhood noise problems or other nuisances | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 10. Any encroachment, easement, nonconforming use or violation of setback requirements with the home, accessory structures being sold with the home, or space | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

If the answer to any of these is yes, explain. (Attach additional sheets if necessary): _____

- D.**
- 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 as required by Department of Housing and Community Development and applicable local standards.
 - 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 _____ Christopher Leyva, Trustee Date _____

Seller _____ Date _____



Home Address: 1500 Third Avenue #13, Chula Vista, CA 91911

Date: 02/08/2024

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 HOME AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE HOME IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

- See attached Agent Visual Inspection Disclosure (C.A.R. Form AVID)
Agent notes no items for disclosure.
Agent notes the following items:

Agent Representing Seller Laura Shearn By Date
(Please Print) (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 HOME, STATES THE FOLLOWING:

- See attached Agent Visual Inspection Disclosure (C.A.R. Form AVID)
Agent notes no items for disclosure.
Agent notes the following items:

Agent Representing Buyer By Date
(Please Print) (Signature)

V

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

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

Seller Christopher Leyva, Trustee Date Buyer Date
Agent Representing Seller Laura Shearn By Date
(Please Print) (Signature)
Agent Representing Buyer By Date
(Please Print) (Signature)

VI

§ 1102.3a OF THE CIVIL CODE PROVIDES A PROSPECTIVE BUYER WITH THE RIGHT TO RESCIND THE PURCHASE OF THE MANUFACTURED HOME OR MOBILEHOME FOR AT LEAST THREE DAYS AFTER 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 MANUFACTURED HOME OR MOBILEHOME DEALER OR A REAL ESTATE BROKER IS QUALIFIED TO PROVIDE ADVICE ON THE SALE OF A MANUFACTURED HOME OR MOBILEHOME. IF YOU DESIRE LEGAL ADVICE, CONSULT QUALIFIED CALIFORNIA REAL ESTATE ATTORNEY.

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