



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

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF San Diego, COUNTY OF San Diego, STATE OF CALIFORNIA, DESCRIBED AS 4080 Front St# Apt 209, San Diego, CA 92103.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF (date) 01/14/2022. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

**I. COORDINATION WITH OTHER DISCLOSURE FORMS**

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

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

- Inspection reports completed pursuant to the contract of sale or receipt for deposit.
- Additional inspection reports or disclosures: \_\_\_\_\_  
 Seller may have obtained a limited number of third party inspections that will be supplied to Buyer at Buyer's request if available.
- No substituted disclosures for this transfer.

**II. SELLER'S INFORMATION**

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

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

Seller  is  is **not** occupying the property.

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

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

Exhaust Fan(s) in Kitchen 220 Volt Wiring in \_\_\_\_\_ Fireplace(s) in Living Room  
 Gas Starter  Roof(s): Type: \_\_\_\_\_ Tile Age: 20 years (approx.)  
 Other: Sewer system managed by HOA. Ceiling fans.

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

(\*see note on page 2)

Buyer's Initials (\_\_\_\_\_) (\_\_\_\_\_)

Seller's Initials MM (\_\_\_\_\_) (\_\_\_\_\_)

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



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

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

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

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

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

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

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

1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property . . . . .  Yes  No
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property . . . . .  Yes  No
3. Any encroachments, easements or similar matters that may affect your interest in the subject property . . . . .  Yes  No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits. . . . .  Yes  No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes . .  Yes  No
6. Fill (compacted or otherwise) on the property or any portion thereof . . . . .  Yes  No
7. Any settling from any cause, or slippage, sliding, or other soil problems . . . . .  Yes  No
8. Flooding, drainage or grading problems . . . . .  Yes  No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides . . . . .  Yes  No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements . . . . .  Yes  No
11. Neighborhood noise problems or other nuisances . . . . .  Yes  No
12. CC&R's or other deed restrictions or obligations . . . . .  Yes  No
13. Homeowners' Association which has any authority over the subject property . . . . .  Yes  No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) . . . . .  Yes  No
15. Any notices of abatement or citations against the property . . . . .  Yes  No
16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to Section 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to Section 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to Section 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to Section 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) . . . . .  Yes  No

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

**2) Property is a condo, party walls present.**

**12) Buyer to confirm CC&Rs per neighborhood**

13) Villa Portofino HOA, (855) 669-2103, Main Fee: \$380.00 per Month. Please see attached for HOA-related expenses provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information.

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

Buyer's Initials ( ) ( )

Seller's Initials (MM) ( )

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

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



Property Address: 4080 Front St# Apt 209, San Diego, CA 92103 Date: 01/14/2022

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

Seller Megan Meyer Authorized Signer On Behalf Of Opendoor Property Trust I Date 01/14/2022  
Seller \_\_\_\_\_ Date \_\_\_\_\_

**III. AGENT'S INSPECTION DISCLOSURE**

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

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

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

Agent (Broker Representing Seller) Opendoor Brokerage Inc. By Ben Braksick Date 01/14/2022  
(Please Print) (Associate Licensee or Broker Signature)

**IV. AGENT'S INSPECTION DISCLOSURE**

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

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

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

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

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

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

Seller Megan Meyer Authorized Signer On Behalf Of Opendoor Property Trust I Date 01/14/2022 Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent (Broker Representing Seller) Opendoor Brokerage Inc. By Ben Braksick Date 01/14/2022  
(Please Print) (Associate Licensee or Broker Signature)

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

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

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

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





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

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

I. Seller makes the following disclosures with regard to the real property or manufactured home described as 4080 Front St# Apt 209, San Diego, CA 92103, Assessor's Parcel No. 4444913815, situated in San Diego, County of San Diego California ("Property").

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

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

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

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

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

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

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

- 1. Within the last 3 years, the death of an occupant of the Property upon the Property... [ ] Yes [X] No
2. An Order from a government health official identifying the Property as being contaminated by methamphetamine... [ ] Yes [X] No
3. The release of an illegal controlled substance on or beneath the Property... [ ] Yes [X] No
4. Whether the Property is located in or adjacent to an "industrial use" zone... [ ] Yes [X] No
5. Whether the Property is affected by a nuisance created by an "industrial use" zone... [ ] Yes [X] No
6. Whether the Property is located within 1 mile of a former federal or state ordnance location... [ ] Yes [X] No
7. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision... [X] Yes [ ] No
8. Insurance claims affecting the Property within the past 5 years... [ ] Yes [X] No
9. Matters affecting title of the Property... [ ] Yes [X] No
10. Material facts or defects affecting the Property not otherwise disclosed to Buyer... [ ] Yes [X] No
11. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code Section 1101.3... [X] Yes [ ] No

Explanation, or [ ] (if checked) see attached;

7) Property is part of HOA.

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

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

Buyer's Initials ( ) ( )

Seller's Initials MM ( )



**B. REPAIRS AND ALTERATIONS:** **ARE YOU (SELLER) AWARE OF...**

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

Explanation: **4) Interior overall painting.**

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

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

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

Explanation: **1) See Addendum.**

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

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

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

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

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

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

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

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

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

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

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

- 1. Pets on or in the Property . . . . .  Yes  No
- 2. Problems with livestock, wildlife, insects or pests on or in the Property . . . . .  Yes  No
- 3. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above . . . . .  Yes  No
- 4. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above. . . . .  Yes  No
 

If so, when and by whom \_\_\_\_\_

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

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

Buyer's Initials ( ) ( )  
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Seller's Initials MM ( )



Property Address: 4080 Front St# Apt 209, San Diego, CA 92103 Date: 01/14/2022

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

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

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

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

**H. LANDSCAPING, POOL AND SPA: ARE YOU (SELLER) AWARE OF...**

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

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

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

**I. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICABLE) ARE YOU (SELLER) AWARE OF...**

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

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

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

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

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

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

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

**K. NEIGHBORHOOD: ARE YOU (SELLER) AWARE OF...**

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

Buyer's Initials ( ) ( )

Seller's Initials MM ( )

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SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 3 OF 4)



Property Address: 4080 Front St# Apt 209, San Diego, CA 92103 Date: 01/14/2022

freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife . . . . .  Yes  No

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

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

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

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

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

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

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

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

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

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

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

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

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

Seller Megan Meyer Authorized Signer on Behalf of Opendoor Property Trust I Date 01/14/2022  
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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**SPQ REVISED 6/18 (PAGE 4 OF 4)**

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

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Opendoor





ADDENDUM

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

No. 1

The following terms and conditions are hereby incorporated in and made a part of the: [ ] Purchase Agreement, [ ] Residential Lease or Month-to-Month Rental Agreement, [x] Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), [x] Other Seller Property Questionnaire, dated 01/14/2022, on property known as 4080 Front St# Apt 209, San Diego, CA 92103

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

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

FLOORS: Installed new upgraded carpet at all previously carpeted locations.

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

Date \_\_\_\_\_

Date 01/14/2022

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

Seller/Landlord Megan Meyer Opendoor Property Trust I

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

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

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ADM REVISED 12/15 (PAGE 1 OF 1)

ADDENDUM (ADM PAGE 1 OF 1)







**VILLA PORTOFINO**  
Owners Association, Inc.

Date: AUG 30 2021

**ESCROW DEMAND & DISCLOSURES**

**TO:** the **SELLER** and/or current Owner of the below referenced property. The information contained herein is for the convenience of the seller. Escrow is to get permission of seller to release the included information to any buyer.

**RE: YOUR ESCROW NUMBER:** 248946246  
 for change of ownership -or-  for financing or refinancing

**OUR UNIT NUMBER for this Lot:** 830 - 209

**OUR ACCOUNT NUMBER** for the current Owner is on the attached Owner billing statement. This number will change on transfer to a new Owner.

**OUR JOB NUMBER for this Escrow:** 830 - 1795.

**SITE ADDRESS:** The Association's records show the property address as 4080 Front Street, Unit 209, San Diego, CA 92103.

**CURRENT OWNER'S NAME** and mailing address according to the Association's membership records is shown on the included billing statement for the monthly association assessments.

**ASSESSMENTS and OTHER CHARGES due to the ASSOCIATION:**

A summary of the assessments and other charges as noted on the included billing statement is as follows:

<u>380.00</u>	Current Monthly Assessments for <u>September 2021</u>
_____	Delinquent Assessment(s) for _____
_____	Special Assessments
_____	Late Fees/Charges (if assessment is over 15 days late)
<u>200.00</u>	Moving fee (\$200 usually paid by seller which covers move-in)
_____	Other _____
<u>580.00</u>	<b>TOTAL NOW DUE payable to Villa Portofino on Front</b>

The next month's assessment is due on Sep 1<sup>st</sup> in the amount of \$ 380.

*Confirmation should be made prior to the closing of escrow for current balances on any outstanding charges. If the escrow will not close in time for us to receive the new owner information and payment, please collect the upcoming month's assessment through escrow.*

**ARCHITECTURAL REVIEW:** Modifications to units are subject to architectural review and approval by the Board of Directors prior to any changes being made.

**ASSESSMENTS:** Payments are due on the first of each month. Payments received after the 15<sup>th</sup> of the month are subject to a \$10.00 late fee. If payments are not received within 60 days of the due date the Association may refer your account to the Association's Attorney to proceed with the Association's Collection Policy. This could result in a Lien being placed on your unit.

**ASSESSMENT INCREASES OR SPECIAL ASSESSMENTS:**

The Board approved an increase of \$20.00 per unit per month in the 2021 Budget, from \$360.00 to \$380.00, effective January 2021. There are no Special Assessments scheduled for 2021.

**ASSOCIATION'S NAME:** Although the Association's name is formally Villa Portofino Owners Association, Inc., informally the Association is known as **Villa Portofino on Front** to distinguish it from other community associations in San Diego with similar names containing "Villa Portofino".

**BUDGET:** Reserve allocations are noted in the budget. Review the budget for further details on exactly what the assessments include.

**BUILD DATE & PHASING:** This association was originally built in 2000 as condominiums, was not a conversion, and is/was not subject to any phasing and there is no longer any developer involvement.

**DELINQUENCIES: UNITS OVER 60 DAYS DELINQUENT:**

1 units as of 08/30/2021

**DEPOSITS:** We are holding no impounds nor deposits for this unit.

**DOCUMENTS:** An addendum to this demand is added for escrows that transfer ownership and describes the Governing Documents and how to get access to them. Insofar as possible, documents are to be found on the Association's website at [www.VillaPortofino.org](http://www.VillaPortofino.org) and there is no additional charge for them. These Documents are being provided as a courtesy to the seller. **ceosd.net** does not assume responsibility for their completeness nor accuracy. The web page containing the minutes and financial statements is protected by a password. To access those pages use the following:

User Name = **p35571415-37** Password = **8308302**

**ESCROW/TRANSFER FEE: \$500.00** (\$250.00 is non-refundable payable in advance, which will be retained in case of CANCELLED ESCROW). For finance escrow certifications which do not complete the transfer of title, the fee is \$250.00.

We have received check number pay lease for \$ 250- from

Andrew Weisgall dated 08/26/21

There is no separate fee for documents. Make checks payable to: **ceosd.net**.

*Villa Portofino on Front Escrow Demand/Disclosures page 4*

**INSURANCE:** New owners should be aware that the Association's insurance covers the common areas only. Each unit owner's portion of these "master" policies is paid via the regular monthly assessments. Owners must obtain their own insurance for their separate property interests and for their own liability coverage. The current insurance Declarations Page may be found on the website on the Minutes/Financials page. Further insurance questions should be directed to the insurance agent.

**INSURANCE CARRIER:** Farmers Insurance

**POLICY NUMBER:** 60248-50-52

**AGENT/AGENCY:** Chris DiNino

925 S. Orange St. Escondido Ca 92025

**PHONE NUMBER:** 760.746.3200

**FAX NUMBER:** 760.746.1707

**KEYS.** For an escrow that transfers ownership, please remember to collect keys, including the mailbox key(s), common area keys and garage gate openers from the seller. Management does not have mailbox keys. The Association (via Management) does sell garage gate openers at a discounted price.

**LITIGATION:** To our knowledge there is no litigation, nor pending litigation at this time, other than possibly routine collection matters.

**MANAGEMENT:** [ceosd.net](http://ceosd.net) has provided management services for Villa Portofino on Front since June 2006.

**MOVE-IN POLICY:** In an attempt to maintain a controlled access to the building and to control damage to the halls and elevators of the building, the Association has adopted a strictly enforced move-in move-out policy. See the Rules for the details of this policy.

**NEW OWNER INFORMATION:** For escrows that transfer ownership, the new owner must complete the enclosed Emergency Data Questionnaire and return it to [ceosd.net](http://ceosd.net).

**NUMBER OF UNITS IN PROJECT:** 30

Villa Portofino on Front Escrow Demand/Disclosures page 5

<b>OCCUPANCY:</b>	<u>units</u>	<u>percentage</u>
Owner Occupied	<u>19</u>	
Family Member Occupied	<u>2</u>	
Used as 2nd Home by owner	<u>0</u>	
Lender/Trustee Owned – Not Rented	<u>0</u>	
<b>Total Owner Occupied</b>	<u>21</u>	<u>70%</u>
Rental Units	<u>9</u>	<u>30%</u>
<b>Total</b>	<u>30</u>	<u>100%</u>

**PARKING.** For escrows that transfer ownership we show the parking space(s) for this Unit as 32/33.

**PETS.** This Association has specific rules re pets including a registration policy to keep track of the number and types of pets in the building. Please review the Rules re pets.

**RENTAL RESTRICTIONS:** Rentals are not prohibited in this Association but are restricted in accordance with the Governing Documents of the Association. The Governing Documents may be found at [www.VillaPortofino.org](http://www.VillaPortofino.org) and include, among others, the Declaration of Restrictions (CC&Rs) and the Rules. These Governing Documents contain restrictions on the use of individual Units, such as, in the CC&Rs, Section 5.09 there is a provision that rentals may not be for less than 30 days.

**ADDITIONS:** Significant jobs, violations, and/or Architectural Approvals that may impact the sale of this unit:

- only applicable for a change of ownership escrow.
- see attached document re Architectural Approvals that affect this unit.
- see attached document concerning Job 830-\_\_\_\_\_
- re \_\_\_\_\_.
- we are not aware of any such matters.

Sincerely,



Lupe Parra, Association Manager  
ceosd.net, agents for Villa Portofino on Front  
office: 1.855.885.1040 ext 830  
email: 830@ceosd.net

Villa Portofino Owners Association  
 PO Box 34398 - 830  
 San Diego, California 92163-4398  
 855-669-2103 x830

Due Date	Account Number
9/15/2021	1100001501

Richard Nelson  
 4080 Front Street # 209  
 San Diego, CA 92103

RE: 4080 Front Street # 209  
 San Diego, CA 92103

**Statement**

Date	Description	Ref#	Charges	Payment	Balance
Primary					
7/1/2021	Previous Balance				\$0.00
7/1/2021	July 2021 - Assessment		\$380.00		\$380.00
7/12/2021	Payment Received	1039		(\$380.00)	\$0.00
8/1/2021	August 2021 - Assessment		\$380.00		\$380.00
8/2/2021	Payment Received	1042		(\$380.00)	\$0.00
9/1/2021	September 2021 - Assessment		\$380.00		\$380.00
9/1/2021	Current Account Balance				\$380.00

The next Board of Directors Meeting is scheduled for Thursday October 28th @ 6.30 pm in the Courtyard.  
 Website: [www.VillaPortofino.org](http://www.VillaPortofino.org)  
 Password Is: 8308302

Account Number                      Date Due                      Amount Due  
 1100001501                              9/15/2021                      \$380.00

Richard Nelson  
 4080 Front Street # 209  
 San Diego, CA 92103

If RECEIVED After                      Pay This Amount  
 9/16/2021                                      \$418.00

Make check payable to:  
 Villa Portofino Owners Association

Villa Portofino Owners Association  
 % CEOSD Processing Center  
 PO Box 93304  
 Las Vegas, NV 89193-3304

7265 000830 0000001100001501 NELSONRICHAR 038000 0

### EMERGENCY DATA QUESTIONNAIRE

Management for the Association believes it is essential that owners and residents can be contacted in the event of fire, broken water lines, or other disaster. For this purpose, management keeps personal data on all owners and occupants in your community association. This information will be handled with care; especially unlisted telephone numbers. You may return this form by mail or email.

**OWNER'S MAILING ADDRESS:**

Owner Names \_\_\_\_\_

Mailing Address \_\_\_\_\_

\_\_\_\_\_

**OCCUPANCY** *(please check one)*:

owner occupied                       rental

family member occupied            used as a 2nd home

*Enter Cell Phone + Email information below (additional space on reverse for contacts or comments):*

Use the Front Side of this form for Owners and Co-Owners. Use the Reverse (back) side for non-Owner Residents, Property Managers, Roommates, and/or Friends/Relatives who have a Key to your Unit in case of emergency.

Name: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_ Use for monthly statement? Yes No

*Check all applicable:*    Owner/co-owner       Occupant

Name: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_ Use for monthly statement? Yes No

*Check all applicable:*    Owner/co-owner       Occupant

California State Law requires the Association to disclose your phone number and email addresses on Membership Lists and Voter Lists **unless you opt out**. We recommend you opt out by checking the box to the right.       I opt out. Do not disclose my email or phone numbers.

*Additional contacts on second page. ►►►*

Signed \_\_\_\_\_ Date \_\_\_\_\_



**ALTERNATE KEY LOCATION:** It is highly recommended that you list at least one non-resident relative, friend, or neighbor, who has a key to your unit for use in case of emergency.

Name: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_ Use for monthly statement? Yes No

Check all applicable:

- Owner/co-owner     Occupant     Non-Resident Friend/Relative/Neighbor w/key to Unit
- Non-Owner Resident     Roommate     Property Manager     Accountant

Name: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_ Use for monthly statement? Yes No

Check all applicable:

- Owner/co-owner     Occupant     Non-Resident Friend/Relative/Neighbor w/key to Unit
- Non-Owner Resident     Roommate     Property Manager     Accountant

Name: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_ Use for monthly statement? Yes No

Check all applicable:

- Owner/co-owner     Occupant     Non-Resident Friend/Relative/Neighbor w/key to Unit
- Non-Owner Resident     Roommate     Property Manager     Accountant

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



### HOA Resale Certificate

Association: VILLA PORTOFINO ON FRONT  
Management Company: CEOSD

Property Information: **4080 FRONT ST.  
APT 209, SAN DIEGO, CA 92103**

Seller: [REDACTED]

Buyer: **OPENDOOR PROPERTY TRUST I, A  
DELAWARE STATUTORY TRUST**

Close Date: **8/31/2021**

Seller's information:

Name: [REDACTED]

Contact: [RN22@COX.NET](mailto:RN22@COX.NET);  
**619-269-5947**

Forwarding Address: **N/A**

Requestor:

**Spruce Land Services**  
**6100 Tennyson Pkwy, Suite 225**  
**Plano TX 75024**  
Phone: **888.665.7535**  
Fax: **646.712.9993**  
Email: [CASeller@spruce.co](mailto:CASeller@spruce.co)  
Escrow No: **114360066704**

Name: **OPENDOOR PROPERTY TRUST I,  
A DELAWARE STATUTORY TRUST**

Contact: **480-576-8350;**  
**ACQFULFILLMENT@OPENDOOR.COM**

Current Address: **410 N. Scottsdale Rd, Ste.  
1600, Tempe, AZ 85281**

Buyer's Information:

- Is buyer occupant? N/A  YES  NO
- Will the property be a Rental Property?  YES  NO

#### Fee Summary

FEES/DUES	ASSESSMENT FEES	TRANSFER FEES	DELINQUENT FEE	OTHER	TOTAL DUE
AMOUNT DUE					\$
DUE BY					
PAID THROUGH					
PAID BY (buyer/seller)					
DUES PAID					

SEE ATTACHED

# SPRŪCE

(Annually/ monthly/ bi-monthly)					
---------------------------------------	--	--	--	--	--



Please complete the below portion to the best of your knowledge:

1. Is this account delinquent?
2. Is this account in collections?
3. Parking space number:
4. Garage space number:
5. Are there any rental restrictions for this unit?
6. Is the unit a member of any other associations?
7. What is the regular periodic assessment against the unit?
8. What is the frequency of the assessment charge?
9. The regular periodic assessment is paid through:
10. The next installment of the regular periodic assessment is due:
11. The amount of the next regular periodic assessment due is:
12. Are additional monies scheduled to become due to the association within the effective period? What day of the month are regular assessments due?
13. How many days after the due date is the regular assessment considered delinquent?
14. The penalty for delinquent assessments is:

no  
no  
N/A  
32/33  
SEE ATTACHED pg. 5  
No  
\$380 -  
monthly  
yes  
Sept 1st  
\$380 -  
1st  
16  
\$10.00

Form Completed By: \_\_\_\_\_

Title: Agent

Company: Ceasd.net

Primary Contact: Lupe Parra

Signature: Lupe Parra

Printed name: \_\_\_\_\_

Phone: 855-664-2103 x 830

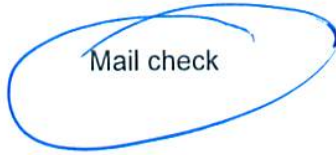
Fax: \_\_\_\_\_

Email: 830@Ceasd.net



Remit Payment by (circle one):

Wire



Mail check

Address to mail check:

Payable to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



VILLA PORTOFINO  
% ceosd.net  
PO Box 34398 - 830  
San Diego, CA 92163-4398  
email: 830@ceosd.net  
tel: 1.855.669.2103 ext 830

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Wiring instructions:

Bank

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

Routing

number: \_\_\_\_\_

Account

number: \_\_\_\_\_

Name on

account: \_\_\_\_\_

Memo: \_\_\_\_\_

Comments/Notes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_