

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

			NS THE REAL PROPERTY SITUATI		
_	SCRIBED AS 2002 Paseo Roset	a	NIT OF		, STATE OF CALIFORNIA,
CO	MPLIANCE WITH § 1102 OF THE (ID BY THE SELLER(S) OR ANY A	CIVIL	OF THE CONDITION OF THE CODE AS OF (DATE) 11/10/2023 T(S) REPRESENTING ANY PRINCETIONS OR WARRANTIES THE PRINCETIONS OF WARRANTIES WARRA	IPAL	IT IS NOT A WARRANTY OF ANY
			TION WITH OTHER DISCLOSU		
dep	s Real Estate Transfer Disclosure State ending upon the details of the particul dential property).	ement ar rea	is made pursuant to § 1102 of the Ci estate transaction (for example: speci	vil Co al stu	ode. Other statutes require disclosures, ady zone and purchase-money liens on
Rep	ort/Statement that may include airport a	nnova	sures and other disclosures required by ances, earthquake, fire, flood, or special a e intended to satisfy the disclosure obliga	asses	sment information, have or will be made
	Inspection reports completed pursuant Additional inspection reports or disclosur		10 miles	_	
	No substituted disclosures for this trans	fer.	II. SELLER'S INFORMATION		
aut ent TH OF	vers may rely on this information in d horizes any agent(s) representing ar ity in connection with any actual or a E FOLLOWING ARE REPRESENT	lecidir ny prin inticip ATIO ORM	NS MADE BY THE SELLER(S) AN	a co	e the subject property. Seller hereby py of this statement to any person or RE NOT THE REPRESENTATIONS
	ler ☑ is is not occupying the				
A.	The subject property has the I Range Oven Microwave Dishwasher Trash Compactor Garbage Disposal Washer/Dryer Hookups Rain Gutters Burglar Alarms Carbon Monoxide Device(s) Smoke Detector(s) Fire Alarm TV Antenna Satellite Dish Intercom Central Heating Central Air Conditioning Evaporator Cooler(s) aust Fan(s) in kitchen & bathrooms 220 Sas Starter Addendum Roof(s): Type Other:	tems	Checked below:* Wall/Window Air Conditioning Sprinklers Public Sewer System Septic Tank Sump Pump Water Softener Patio/Decking Built-in Barbecue Gazebo Security Gate(s) Garage: Attached Not Attached Carport Automatic Garage Door Opener(s) Number Remote Controls 2 Sauna Hot Tub/Spa: Locking Safety Cover Wiring in laundry room & kitchen Firphalt Shingles		Age: approx 7 yrs (approx.)
Are	there, to the best of your (Seller's) known	owled	ge, any of the above that are not in ope	eratin	g condition? ☐ Yes/ No. If yes, then
_	ee note on page 2)	ary):_			
© 20	I21, California Association of REALTORS®, Inc S REVISED 12/21 (PAGE 1 OF 3)		Buyer's Initials	eller's	Initials NBB, X79 ENALISIONE

Property Address: 2002 Paseo Roseta, Palm Springs, CA 92262	Date: 11/10/2023
B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? Ye space(s) below.	s/ No. If yes, check appropriate
☐ Interior Walls ☐ Ceillings ☐ Floors ☐ Exterior Walls ☐ Insulation ☐ Roof(s) ☐ Windows ☐ D	oors Foundation Slab(s)
□ Driveways □ Sidewalks □ Walls/Fences □ Electrical Systems □ Plumbing/Sewers/Septics □	Other Structural Components
Describe:	
)
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 Ceillings Floors Exterior Walls Insulation Roof(s) Windows Doors Foundation Slab(s) Driveways Sidewalks Walls/Fences Electrical Systems Plumbing/Sewers/Septics Other Structural Components scribe: Yes Yes	
	War Thanks and dark dark
garage door opener, or child-resistant pool barrier may not be in compliance with the safety standar monoxide device standards of Chapter 8 (commencing with § 13260) of Part 2 of Division 12 of, as of Chapter 12.5 (commencing with § 19890) of Part 3 of Division 13 of, or the pool safety standar § 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window securimechanisms in compliance with the 1995 edition of the California Building Standards Code. § 1101.4 family residences built on or before January 1, 1994, to be equipped with water-conserving plum Additionally, on and after January 1, 2014, a single-family residence built on or before January 1,	ards relating to, respectively, carbor atomatic reversing device standards and of Article 2.5 (commencing with ty bars may not have quick-release of the Civil Code requires all single bing fixtures after January 1, 2017 1994, that is altered or improved in
[1] [2] [2] [2] [2] [2] [2] [2] [2] [2] [2	
 Substances, materials, or products which may be an environmental hazard such as, but not formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contar 	minated soil or water
Features of the property shared in common with adjoining landowners, such as walls, fences	☐ Yes ☑ No
whose use or responsibility for maintenance may have an effect on the subject property	🗆 Yes 🗹 No
Any encroachments, easements or similar matters that may affect your interest in the subject	property 🗆 Yes 🛂 No
Any settling from any cause, or slippage, sliding, or other soil problems	Yes 🗷 No
Flooding, drainage or grading problems	🗆 Yes 🗷 No
 Major damage to the property or any of the structures from tire, earthquake, floods, or landslit Any zoning violations, popportorming uses, violations of "setback" requirements. 	des ☐ Yes ☑ No
11. Neighborhood noise problems or other nuisances	☐ Yes ☑ No
12. CC&R's or other deed restrictions or obligations	🗆 Yes 🗹 N
 Homeowners' Association which has any authority over the subject property	☐ Yes ☑ No
interest with others)	∐ Yes ☑ No
16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims Seller pursuant to § 910 or 914 threatening to or affecting this real property, claims for pursuant to § 900 threatening to or affecting this real property, or claims for breach of an agreement pursuant to § 903 threatening to or affecting this real property, including an for damages pursuant to § 910 or 914 alleging a defect or deficiency in this real property (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest.)	for damages by the relation of warranty enhanced protection y lawsuits or claims or "common areas" est with others)
If the answer to any of these is yes, explain. (Attach additional sheets if necessary.):	
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 Safet
Code by having operable smoke detector(s) which are approved, listed, and installed in according regulations and applicable local standards. 2. The Seller certifies that the property, as of the close of escrow, will be in compliance with § 1 by having the water heater tank(s) braced, anchored, or strapped in place in accordance with	9211 of the Health and Safety Cod
Seller certifies that the information herein is true and correct to the best of the Seller's knowle	
Seller.	eage as or the date signed by th
	1.1.12
	11/14/23
Seller Thy The Date	-11/17/25
	in the second
TDS REVISED 12/21 (PAGE 2 OF 3) Buyer's Initials/Seller's Initials	102028177
TDS REVISED 12/21 (PAGE 2 OF 3) Buyer's Initials Seller's Initials	1

Property Address:	2002 Paseo	Roseta, Palm	Springs,	CA 92262	Date: 11/10/2023
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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 Inspe	0.0	romi	
Agent notes no items for disclosu	re.		
□ Agent notes the following items:			
Agent (Broker Representing Seller)	WENUE B	Br-1 Con	ral Mille Date 1/1/4/20
Agent (broker nepresenting sener) ;	(Please Print)		ensee or Broker Signature)
	IV. AGENT'S IN	SPECTION DISCLOS	SURE
(To be completed o	nly if the agent who h	as obtained the offer i	s other than the agent above.)
THE UNDERSIGNED, BASED O ACCESSIBLE AREAS OF THE P			DILIGENT VISUAL INSPECTION OF THE
☐ See attached Agent Visual Inspe	ction Disclosure (AVID	Form)	
□ Agent notes no items for disclosure	ire.	1023027742	
Agent notes the following items:			
Agent (Broker Obtaining the Offer)		D.,	Date
Agent (Broker Obtaining the Oner) _	(Please Print)	By (Associate License	e or Broker Signature)
V. BUYER(S) AND SELLER(S) N PROPERTY AND TO PROVID SELLER(S) WITH RESPECT	E FOR APPROPRIATION ANY ADVICE/INS	PECTIONS/DEFECT	ADVICE AND/OR INSPECTIONS OF THE A CONTRACT BETWEEN BUYER AND 'S.
Seller	40일 회사원 기업		Date
Seller	0.000		Date
Agent (Broker Representing Seller)	70000	By	Date
	(Please Print)	(Associate Lic	censes or Broker Signature)
	(Please Print)	(Associate Lic	ensee or Broker Signature) Date
FOR AT LEAST THREE DAYS A SIGNING OF AN OFFER TO PU THE PRESCRIBED PERIOD.	FTER THE DELIVER RCHASE. IF YOU V	Y OF THIS DISCLO	TO RESCIND A PURCHASE CONTRACT SURE IF DELIVERY OCCURS AFTER THE HE CONTRACT, YOU MUST ACT WITHIN TATE. IF YOU DESIRE LEGAL ADVICE.

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CONSULT YOUR ATTORNEY.



TEXT OVERFLOW ADDENDUM No. 1

(C.A.R. Form TOA, Revised 6/16)

Palm Springs CA 92262	("Property"),
n which	is referred to as ("Buyer"
and Nina Brown, Kathy Douthett	is referred to as ("Seller")
Question 2. A (Fireplace) - by fireplace in living room	
	0.000
The foregoing terms and conditions are hereby incorporated in and made a part of th this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA	e paragraph(s) referred to in the document to whic
ins 10A is attached. The undersigned acknowledge receipt of a copy of this 10A	
Buyer	Date
Buyer	Data
2.0	Date
Seller V/5	
Seller TUL THE	Date 1/19/2
7-4	Date 11/11/0
	resident and the second
D 2016, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) to this form, or any portion thereof, by photocopy mechine or any other means, including facsimile or compu- ted in the computer of the	
CALIFORNIA ASSOCIATION OF REALTORS ON OREPRESENTATION IS MADE AS TO THE LEGAL VAL TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATI	JDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFI
FRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATI CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through the professionals through the professionals through the professionals.	F TRANSACTIONS IF YOU DESIRE LEGAL OR TAY ADDICE

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 525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by .

Date .



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

Palm Springs	CONCERNS THE REAL PROPERTY SIT, COUNTY OF _Riverside	
DESCRIBED AS 2002 Paseo Ro	Proceedings of the Control of the Co	
COMPLIANCE WITH § 1102 OF T KIND BY THE SELLER(S) OR AN	HE CIVIL CODE AS OF (DATE) 11/10/	THE ABOVE DESCRIBED PROPERTY IN 2023 IT IS NOT A WARRANTY OF ANY RINCIPAL(S) IN THIS TRANSACTION, AND PRINCIPAL(S) MAY WISH TO OBTAIN.
I. CO	ORDINATION WITH OTHER DISCLO	SURE FORMS
This Real Estate Transfer Disclosure depending upon the details of the pa- residential property).	Statement is made pursuant to § 1102 of the ticular real estate transaction (for example:	ne Civil Code. Other statutes require disclosures, special study zone and purchase-money liens or
Report/Statement that may include airc	ort annovances, earthquake, fire, flood, or soo	d by law, including the Natural Hazard Disclosure ecial assessment information, have or will be made obligations on this form, where the subject matter is
 Inspection reports completed purs Additional inspection reports or disc 	uant to the contract of sale or receipt for depos closures:	
No substituted disclosures for this		
	II. SELLER'S INFORMATIO	N
Buyers may rely on this information authorizes any agent(s) representin entity in connection with any actual	in deciding whether and on what terms to g any principal(s) in this transaction to pro or anticipated sale of the property.	en though this is not a warranty, prospective purchase the subject property. Seller hereby wide a copy of this statement to any person or
THE FOLLOWING ARE REPRESI OF THE AGENT(S), IF ANY. THIS CONTRACT BETWEEN THE BUY	INFORMATION IS A DISCLOSURE AN	AND ARE NOT THE REPRESENTATIONS D IS NOT INTENDED TO BE PART OF ANY
Seller 🗷 <u>is 🗆 is not</u> occupying	the property.	
A. The subject property has to Range Oven Microwave Dishwasher Trash Compactor Garbage Disposal Washer/Dryer Hookups Rain Gutters Burglar Alarms Carbon Monoxide Device(s) Smoke Detector(s) Fire Alarm TV Antenna Satellite Dish Intercom Central Heating Central Air Conditioning Evaporator Cooler(s)	Wall/Window Air Conditioning Sprinklers Public Sewer System Septic Tank Sump Pump Water Softener Patio/Decking Built-in Barbecue Gazebo Security Gate(s) Garage: ✓ Attached Not Attached	Quick Release Mechanism on Bedroom Windows Water-Conserving Plumbing Fixtures
Exhaust Fan(s) in *itchen & bathrooms	220 Volt Wiring in Laundry room & kitche	n Fireplace(s) in living room
☑ Gas Starter Addendum ☑ Roof(s): ☐ Other:		Age: approx 7 yrs (approx.)
Are there, to the best of your (Seller's	knowledge, any of the above that are not i	n operating condition? □ Yes@ No. If yes, then
describe. (Attach additional sheets if ne	pessary):	
(*see note on page 2)		
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'DS REVISED 12/21 (PAGE 1 OF 3)	boyer s minais	Seller a ITIMAIS

	peny Address: 2002 Paseo Roseta, Palm Springs, CA 92262	Date: 11/10/2	023
В.	Are you (Seller) aware of any significant defects/malfunctions in any of the following? Yes Yes		
	☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Exterior Walls ☐ Insulation ☐ Roof(s) ☐ Windows ☐ Doors	☐ Foundation ☐ Sta	ab(s)
De	☐ Driveways ☐ Sidewalks ☐ Walls/Fences ☐ Electrical Systems ☐ Plumbing/Sewers/Septics ☐ Of scribe:	her Structural Comp	onents
f ar	ny of the above is checked, explain. (Attach additional sheets if necessary.):		
'Ins	stallation of a lieted appliance, device, or amonity is not a presentition of solventy of the con-		
mor of C § 1 med fam Add requ	stallation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling age door opener, or child-resistant pool barrier may not be in compliance with the safety standards noxide device standards of Chapter 8 (commencing with § 13260) of Part 2 of Division 12 of, automobapter 12.5 (commencing with § 19890) of Part 3 of Division 13 of, or the pool safety standards of 15920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security be chanisms in compliance with the 1995 edition of the California Building Standards Code. § 1101.4 of the little standards in compliance with the 1995 edition of the California Building Standards Code. § 1101.4 of the little standards in the litt	relating to, respective latic reversing device of Article 2.5 (common ars may not have que he Civil Code require fixtures after Januar	ely, carbore e standards encing with ick-release is all single ry 1, 2017
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 limit formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contamination on the subject property. 	ted soil or water	
2	on the subject property	of edgle consumer on	
20	Whose use or responsibility for maintenance may have an effect on the eublock amounts		Yes No
	re thing of the description of additional control in the control of the control o	no etc.	24
	Boom additions, structural modifications or other alterations or repairs made winout necessary		
6	Fill (Cullipacing of Otherwise) on the property or any portion thereof	per	
	. 1 4) 44 Ming Horn arry cause, or suppage, signing, or other soil problems		Von Mile
1/2	A 1 TOOGETS, GRANNING OF GRANING DIODIETTS		Man DE NI-
1	V. CON 600 III M YIDIGIIDIIG. HURICARRON IRRINI IRRAS VIDIRIIONG OF "SQUAGOV" recultromanta		
	** TVOIGHOUTHOUGHOUSE DEUDIETHS OF OTHER HUISANCES	Total Control of the	
1	Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in interest with others)	undivided	Yes 🛮 No
1	O Ally Houces of abatement of citations against the property	peng (Yes No
1	6. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for of Seller pursuant to § 910 or 914 threatening to or affecting this real property, claims for bre pursuant to § 900 threatening to or affecting this real property, or claims for breach of an enhangement pursuant to § 903 threatening to or affecting this real property, including any law for damages pursuant to § 910 or 914 alleging a defect or deficiency in this real property or (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with the selling this real property.)	damages by the ach of warranty inced protection vsuits or claims	
the	answer to any of these is yes, explain. (Attach additional sheets if necessary.):		
	The Seller certifies that the property, as of the close of escrow, will be in compliance with § 13° Code by having operable smoke detector(s) which are approved, listed, and installed in accordance regulations and applicable local standards. The Seller certifies that the property, as of the close of escrow, will be in compliance with § 19211 by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applications.	e with the State Fire	Marshal's
elle	er certifies that the information herein is true and correct to the best of the Seller's knowledge	as of the date sign	ed by the
elle		1.1. /.	
	1/46 -C) AND Date _	11/14/23	7
eile	Date	11/11/2	5
		\$10	
		~~1	2
DS	REVISED 12/21 (PAGE 2 OF 3) Buyer's Initials/ Seller's Initials/	1261/17	

Property Address:	2002	Paseo	Roseta,	Palm	Springs,	CA	92262	
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Date: 11/10/2023

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 Ins	spection Disclosure (AVID	Form)	
 Agent notes no items for discl 			
Agent notes the following item	ns:		
Agent (Broker Representing Selle	(Please Print) IV. AGENT'S IN d only if the agent who h	ISPECTION DISCLOS	other than the agent above.)
ACCESSIBLE AREAS OF THE	PROPERTY, STATES	THE FOLLOWING:	DILIGENT VISUAL INSPECTION OF THE
☐ See attached Agent Visual Ins			
 Agent notes no items for discle 		5.0000000000000000000000000000000000000	
 Agent notes the following item 			
Agent (Broker Obtaining the Offer)	By	Date
	(Please Print)		or Broker Signature)
V. BUYER(S) AND SELLER(S) PROPERTY AND TO PROV SELLER(S) WITH RESPEC I/WE ACKNOWLEDGE RECEI	T TO ANY ADVICE/INS	IN PROFESSIONAL A TE PROVISIONS IN A PECTIONS/DEFECTS	DVICE AND/OR INSPECTIONS OF THE
Seller	Date	Buyer	Date
Seller	Date		Date
Agent (Broker Representing Seller)	0.09894.71	By	
as exceptional subspection and analysis of	(Please Print)		1see or Broker Signature)
Agent (Broker Obtaining the Offer)		By	Date
\$ 1102 2 OF THE CIVIL COR	(Please Print)	(Associate Licen	ean or Brokey Classes and
			TO RESCIND A PURCHASE CONTRACT URE IF DELIVERY OCCURS AFTER THE IE CONTRACT, YOU MUST ACT WITHIN

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 12/21 (PAGE 3 OF 3)



TEXT OVERFLOW ADDENDUM No. 1 (C.A.R. Form TOA, Revised 6/16)

in which	ings CA 92262	("Property"
and write	Brown, Kathy Douthett	is referred to as ("Buye
A 7.0	2. A (Fireplace) - by fireplace in living	is referred to as ("Selle
he foregoir is TOA is a	ng terms and conditions are hereby incorporated in ttached. The undersigned acknowledge receipt of	in and made a part of the paragraph(s) referred to in the document to whice of a copy of this TOA.
	ng terms and conditions are hereby incorporated i ttached. The undersigned acknowledge receipt o	in and made a part of the paragraph(s) referred to in the document to whice of a copy of this TOA. Date
uyer	ng terms and conditions are hereby incorporated intached. The undersigned acknowledge receipt of	of a copy of this TOA.
uyer	ng terms and conditions are hereby incorporated intached. The undersigned acknowledge receipt of	of a copy of this TOA. Date
uyer	ng terms and conditions are hereby incorporated intached. The undersigned acknowledge receipt of	Date
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