



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 San Diego, COUNTY OF San Diego, STATE OF CALIFORNIA, DESCRIBED AS 705 Carefree Dr, San Diego, CA 92114

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) 02-27-2025. 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 occupying the property.

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

- 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)
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.
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, Carport, Automatic Garage Door Opener(s), Number Remote Controls, Sauna, Hot Tub/Spa, Locking Safety Cover
Pool, Child Resistant Barrier, Pool/Spa Heater: Gas, Solar, Electric, Water Heater: Gas, Solar, Electric, Water Supply: City, Well, Private Utility or Other City of San Diego, Gas Supply: Utility, Bottled (Tank), Window Screens, Window Security Bars, Quick Release Mechanism on Bedroom Windows, Water-Conserving Plumbing Fixtures
Exhaust Fan(s) in 220 Volt Wiring in Fireplace(s) in Living room
Gas Starter, Roof(s): Type: Shingles, Age: Unknown (approx.)

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)



Property Address: 705 Carefree Dr, San Diego, CA 92114 Date: 02-27-2025

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

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): 2. Shared fence line with adjoining house. 12) Buyer to confirm CC&Rs per neighborhood

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.**  
Authorized signer on behalf of  
Seller Brad Bonney Opendoor Property Trust I Date 02-27-2025  
Seller \_\_\_\_\_ Date \_\_\_\_\_



Property Address 705 Carefree Dr, San Diego, CA 92114 Date: 02-27-2025

**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 By Melissa Westfall Date 02-27-2025  
(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 02-27-2025 Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Authorized signer on behalf of  
Seller Opendoor Property Trust I Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent (Broker Representing Seller) Opendoor Brokerage Inc. By Melissa Westfall Date 02-27-2025  
(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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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 705 Carefree Dr, San Diego, CA 92114, Assessor's Parcel No. 549-460-62-00, situated in San Diego, County of San Diego 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.
2. Note to Seller, PURPOSE: To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
3. Note to Buyer, PURPOSE: To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
4. SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No."
5. DOCUMENTS: ARE YOU (SELLER) AWARE OF... Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents...

- 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
B. An Order from a government health official identifying the Property as being contaminated by methamphetamine.
C. The release of an illegal controlled substance on or beneath the Property
D. Whether the Property is located in or adjacent to an "industrial use" zone
E. Whether the Property is affected by a nuisance created by an "industrial use" zone
F. Whether the Property is located within 1 mile of a former federal or state ordnance location
G. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision
H. Insurance claims affecting the Property within the past 5 years
I. Matters affecting title of the Property
J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3
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

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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.

**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) Overall Painting done for the property as needed. F) See attached renovation summary.

**B. Owned solar panels present in the property, buyer should have their own inspection.**

**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: A. Installed new carpet at all previously carpeted locations. Repaired large crack going through ceiling cap B. see section 7B

**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)**

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

New Forms



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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: D) Buyer to confirm CC&Rs per neighbourhood.

**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)**



Property Address: 705 Carefree Dr, San Diego, CA 92114  
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 02-27-2025  
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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# Opendoor

705 Carefree Dr, San Diego, CA 92114

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

Description	Contractor	Contractor Information
Repainted interior of the home. Applied 2 coats of paint to the kitchen cabinet doors, interiors and box faces	Bailey Bros Construction - SAN	Bailey Bros Construction - SAN office@trubuildsolutions.com (619) 606-2042
Performed exterior landscaping	Terra Nova Landscaping - SAN-L	Terra Nova Landscaping - SAN-L maggielanderos7@gmail.com (562) 832-8884





Costco Wholesale Corporation/999 Lake Drive, Issaquah, WA 98027/Phone: 1-877-483-6226  
California Contractor's License No. 858087 (Class B General Contractor)  
The above address is to be used if submitting a "Notice of Cancellation"

HOME IMPROVEMENT SALES CONTRACT  
(California)

Print Customer(s) Name: [REDACTED] Date: 6/15/2020  
Address of Property: 705 Carefree Dr, San Diego, CA 92114 Year Home Built 08/01/1986  
Phone: Home [REDACTED] Work or Cell [REDACTED] Email [REDACTED]

SOLAR ENERGY SYSTEM DISCLOSURE DOCUMENT

This disclosure shall be printed on the front page or cover page of every solar energy contract for the installation of a solar energy system on a residential building.

The TOTAL COST for the solar energy system (including financing and energy / power cost if applicable) is: \$25,667.00

To make a complaint against a contractor who installs this system and/or the home improvement salesperson who sold this system, contact the Contractors State License Board (CSLB) through their website at [www.cslb.ca.gov](http://www.cslb.ca.gov) (search: "complaint form"), by telephone at 800321CSLB (2752), or by writing to P.O. Box 26000, Sacramento, CA 95826.

If the attached contract was not negotiated at the contractor's place of business, you have a ThreeDay Right to Cancel the contract, pursuant to Business and Professions Code (BPC) section 7159, as noted below. For further details on canceling the contract, see the Notice of Cancellation, which must be included in your contract.

Three-Day Right to Cancel

You, the buyer, have the right to cancel this contract within three business days. You may cancel by emailing, mailing, faxing, or delivering a written notice to the contractor at the contractor's place of business by midnight of the third business day after you received a signed and dated copy of the contract that includes this notice. Include your name, your address, and the date you received the signed copy of the contract and this notice.

By signing below, you hereby acknowledge that you have read and understand these documents, including the terms and conditions on pages 2-5 of this Contract, and have received a completed, signed and dated copy of this Contract. You also acknowledge that you were verbally informed of your right to cancel this Contract.

DocuSigned by:


Signature of Member(s): [REDACTED] Date: 6/15/2020  
Signature of Dealer's Rep: [REDACTED] Date: 6/15/2020

Print Name of Dealer's Representative: [REDACTED]  
Dealer Company Name: Sunrun Installation Services Inc.  
Dealer Company Address and Phone Number: 225 Bush Street, Suite 1400, San Francisco, CA 94104  
Dealer Company Contractor License No.: CSLB No. 750184  
Print Name and Registration No. of Home Improvement Salesperson: 117606

Description of the Project, Materials and Equipment: Costco proposes to furnish you, the Customer, with the materials, labor, equipment and services detailed in the plans and specifications for your project (referred to herein as "Work Order").

Members' Initials:  /

Installation: Under this Contract, Costco does not perform the installation work. Costco will subcontract the work to an authorized independent third party subcontractor ("Dealer"). Dealer may utilize a sub-subcontractor for the installation work. Dealer will provide the sub-subcontractor's name, address and license information prior to commencement of installation.

Members' Initials:  /

Contract Price: \$25,000.00 plus applicable taxes which will be added to the Contract Price and the total amount will be charged when payment is processed. The Contract Price is to be made payable to Costco.

Members' Initials:  /


Performance and Payment Bond: Costco has filed a blanket performance and payment bond with the California Contractors State License Board (Bond No. 023007178.) The surety is Liberty Mutual Insurance Company, 1001 4th Avenue, Seattle, WA 98154. The bond waives the down payment provision set forth in Section 7159.5 of the Business & Professions Code and permits payment of the full Contract Price prior to performance of the work. A copy of the bond is available upon your request.

Members' Initials:  /

Approximate Start Date: 60-120 Days. Work is considered to have begun when materials for your Contract have been ordered. Installation commence on the approximate date above, subject to permissible delays set forth in this Contract.

Members' Initials:  /

Approximate Completion Date: 60-120 Days. Work shall be substantially completed by the approximate date above, subject to permissible delays set forth in this Contract.

Members' Initials:  /

Permissible Delays: Costco and Dealer may need to extend the approximate start and/or completion date due to the following: local permitting or inspection delays; delays caused by pre-existing conditions or hazardous conditions; inclement weather; acts of god; accidents; shortage of labor or materials; delay in receipt of product from the manufacturer; damage to product during shipping; production errors by the manufacturer; additional time required for change orders or additional work; your failure to provide Dealer with uninterrupted access to the job site; delays caused by you; scheduling conflicts; and other delays unavoidable and the control of Costco or Dealer.

Members' Initials:  /

List of Documents to be Incorporated into the Contract: This Contract consists of the terms herein, any change orders, and the following documents: (1) Work Order, (2) Special Order Purchase Order, (3) additional Costco terms and conditions if any provided to you, and (4) Three-Day Right to Cancel and (5) two Notice of Cancellation forms. In the case of inconsistency among any of the documents listed above and the terms of this Contract, the terms of this Contract will control. These documents constitute the entire understanding between the parties, and there are no verbal or written understandings changing or modifying any of the terms of these documents.

Members' Initials:  /

Note about Extra Work and Change Orders: Extra work and change orders become part of this Contract once the order is prepared in writing and signed by you and Costco or Dealer prior to the commencement of work covered by the new change order. The order must describe the scope of the extra work or change, the cost to be added or subtracted from the contract, and the effect the order will have on schedule of progress payments, if any, and the completion date. If the parties fail to execute the extra work or change order in writing, you will still be responsible for the cost of the work performed based upon legal and equitable principles designed to prevent unjust enrichment.

Members' Initials:  /

Limitation of Liability: TO THE FULLEST EXTENT PERMITTED BY LAW, NEITHER COSTCO NOR DEALER WILL BE LIABLE TO YOU FOR ANY INCIDENTAL, INDIRECT, CONSEQUENTIAL OR SPECIAL DAMAGES AND UNDER NO

CIRCUMSTANCE WILL COSTCO'S OR DEALER'S LIABILITY TO YOU EXCEED THE AMOUNT YOU HAVE PAID UNDER THIS CONTRACT

Members' Initials \_\_\_\_\_

Costco Return Policy Exception: Special order merchandise, custom merchandise and installed merchandise cannot be returned or refunded after the expiration of your right to cancel period. This is an exception to Costco's standard return policy.

Members' Initials \_\_\_\_\_

Pre-Existing Conditions: Costco and Dealer are not responsible for pre-existing conditions, including any non-code compliant work performed by others. In the event it is determined by Costco or Dealer that this Contract cannot be performed as intended by the parties due to, for example, unforeseen structural defects or undiscovered pre-existing conditions to your property, Costco or Dealer may submit a change order to address the additional work, costs and schedule changes that would be incurred to remedy such conditions, if possible. If you decline the change order or otherwise fail to remedy the pre-existing condition, Costco shall not continue with the work, and shall cancel the contract. If the Contract is canceled, you agree to pay Costco for materials, labor and services provided through the date of cancellation.

Members' Initials \_\_\_\_\_

Hazardous Conditions: In the event that Costco or Dealer suspects existing or developing spore or mold growth, asbestos or other potentially hazardous conditions at the project location, Costco and the Dealer will stop work and will not attempt to test, repair or remediate such conditions. At your sole expense, you must arrange to have the hazardous condition tested, repaired, and remediated by a third party in compliance with applicable laws within a reasonable period of time, or Costco may cancel this Contract. If the Contract is canceled, you agree to pay Costco the costs of materials, labor and services provided through the date of cancellation.

Members' Initials \_\_\_\_\_

Changed Conditions: Costco reserves the right to cancel the Contract to the extent that either Costco or Dealer reasonably determines that the project cannot be performed as intended by the parties due to site changes or recommended site upgrades, the project cannot satisfy your expressed needs or preferences, you unreasonably interfere with the project, or Dealer encounters an unsafe, intimidating or offensive environment at the property. If the Contract is canceled, you agree to pay Costco the cost of materials, labor and services provided through the date of cancellation.

Members' Initials \_\_\_\_\_

Building Permits: Dealer will notify you of all necessary permits required by state or local codes and ordinances for the work to be performed. Dealer will obtain the required permits and the cost will be incorporated into the Contract Price. You are responsible for obtaining all approvals required by a homeowner association or community association prior to the start of work.

Members' Initials \_\_\_\_\_

Unpaid Amount: To the extent permitted by law, any unpaid amount due in connection with this Contract will accrue interest in the amount of 1% per month. In the event any obligation arising under this Contract is referred to or assigned to a collection agency for collection purposes, whether or not a lawsuit has been commenced, you agree to pay all costs of collection, including reasonable attorneys' fees.

Members' Initials \_\_\_\_\_

Lien Waiver: If you make all payments as required under this Contract, Costco hereby waives its right to file a mechanics and/or materialman's lien.

Members' Initials \_\_\_\_\_

Credit Card/Financed Transactions: If you use a credit card or obtain financing to pay some or all of the Contract Price, you acknowledge that the terms of your cardholder agreement or financing documents may increase the total amount you must pay.

pay to the credit card provider or lender, including any interest charges and fees. You further acknowledge that neither Costco nor Dealer any such cardholder or financing agreements.

Members' Initial: \_\_\_\_\_

Product Warranties: Terms and conditions of manufacturer warranties are the responsibility of the manufacturer, not Costco or Dealer. Please manufacturer warranties may cover parts, but not labor costs for repairs.

Members' Initial: \_\_\_\_\_

Labor Warranties and Service: Dealer will offer a labor warranty of not less than one year from the date of installation. All repair or replacement costs are your responsibility after the expiration of the warranty period. If you choose to have alterations, maintenance, service, adjustments or repairs made to the product or component by a third party at any time after installation, neither Costco nor Dealer is responsible for costs, defects or damages resulting from such action. Costco will not replace or refund any product or component that has been modified by a third party at any time after installation. Neither Costco nor Dealer will be responsible for damages resulting from your failure to provide reasonable maintenance, improper handling and operation, abuse or other occurrences beyond the control of Costco or Dealer.

Members' Initials: \_\_\_\_\_

Opportunity to Cure: You agree to notify Costco of any work you allege to be defective within 30 days of discovery and within the applicable warranty period by calling Costco's toll-free telephone number at 1-844-765-0251. You further agree to provide Costco and Dealer the opportunity to inspect the alleged defect within a reasonable period of time after Costco receives notice. If Costco and Dealer determine that a valid claim exists after inspection, you agree to allow Costco and Dealer to repair, refund or refund the purchase price, at Costco's option.

Members' Initials: \_\_\_\_\_

Utility Agreement and Inspection: The solar system cannot be activated until you execute an agreement with the utility having jurisdiction of your property allowing the system to be connected to the utility's grid. The utility will likely require an inspection of the system prior to issuing a Permission to Operate ("PTO"). You cannot turn your system on until you receive PTO from your utility. The utility inspection usually occurs after passing city/county building inspection. The PTO process can take several weeks to our sole responsibility to make all arrangements with the utility.

Members' Initial: \_\_\_\_\_

Commercial General Liability Insurance (CGL): Costco carries commercial general liability insurance written by Safety National Insurance Company. You may contact Safety National at 1-888-995-5300 to check Costco's insurance coverage.

Members' Initial: \_\_\_\_\_

Workers' Compensation: Costco carries workers' compensation insurance for all employees.

Members' Initial: \_\_\_\_\_

Copy to Customer; Copy to Costco

Information about the Contractor's State License Board (CSLB):

CSLB is the state consumer protection agency that licenses and regulates construction contractors.

Contact CSLB for information about the licensed contractor you are considering, including information about disclosable complaints, disciplinary actions and civil judgments that are reported to CSLB.

Use only licensed contractors. If you file a complaint against a licensed contractor within the legal deadline (usually four years), CSLB has the authority to investigate the complaint. If you use an unlicensed contractor, CSLB may not be able to help you resolve your complaint. Your only remedy may be in civil court, and you may be liable for damages arising out of any injuries to the unlicensed contractor or the unlicensed contractor's employees.

For more information:

Visit CSLB's Internet Web site at [www.cslb.ca.gov](http://www.cslb.ca.gov)

Call CSLB at 800-321-CSLB (2752)

Write CSLB at P O Box 26000, Sacramento, CA 95826.

Members' Initial \_\_\_\_\_

Right to Cancel: The law requires that Costco give you a notice explaining your right to cancel. Initial the checkbox if you have been given a "Notice of the Three- Day Right to Cancel."

You are entitled to a completely filled in copy of this Contract, signed by both you and the contractor, before any work may be started.

Members' Initial: \_\_\_\_\_

Copy to Customer; Copy to Costco

### THREE-DAY RIGHT TO CANCEL

DATE: 6/16/2020

YOU, THE BUYER, HAVE THE RIGHT TO CANCEL THIS CONTRACT WITHIN THREE BUSINESS DAYS. YOU MAY CANCEL BY E-MAILING, MAILING, FAXING OR DELIVERING A WRITTEN NOTICE TO THE CONTRACTOR AT THE CONTRACTOR'S PLACE OF BUSINESS BY MIDNIGHT OF THE THIRD BUSINESS DAY AFTER YOU RECEIVED A SIGNED AND DATED COPY OF THE CONTRACT THAT INCLUDES THIS NOTICE. INCLUDE YOUR NAME, YOUR ADDRESS, AND THE DATE YOU RECEIVED THE SIGNED COPY OF THE CONTRACT AND THIS NOTICE.

IF YOU CANCEL, THE CONTRACTOR MUST RETURN TO YOU ANYTHING YOU PAID WITHIN 10 DAYS OF RECEIVING THE NOTICE OF CANCELLATION. FOR YOUR PART, YOU MUST MAKE AVAILABLE TO THE CONTRACTOR AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD CONDITION AS YOU RECEIVED IT, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE. OR, YOU MAY, IF YOU WISH, COMPLY WITH THE CONTRACTOR'S INSTRUCTIONS ON HOW TO RETURN THE GOODS AT THE CONTRACTOR'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE CONTRACTOR AND THE CONTRACTOR DOES NOT PICK THEM UP WITHIN 20 DAYS OF THE DATE OF YOUR NOTICE OF CANCELLATION, YOU MAY KEEP THEM WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE CONTRACTOR, OR IF YOU AGREE TO RETURN THE GOODS TO THE CONTRACTOR AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT.

Buyer's Signature:  \_\_\_\_\_

Print Name of Buyer:  \_\_\_\_\_

Date: 6/15/2020

Copy to Customer; Copy to Costco



NOTICE OF CANCELLATION

6/16/2020

Date of Transaction

You may CANCEL this transaction, without any Penalty or Obligation, within THREE BUSINESS DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within TEN BUSINESS DAYS following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this Cancellation Notice or any other written notice, or send a telegram, to COSTCO WHOLESALE at 999 Lake Drive, Issaquah, WA 98027, Attn.: Special Order

You may also cancel no later than the date above by faxing a signed and dated copy of this Cancellation Notice to Costco at 425-427-7269.

TO BE COMPLETED BY DEALER  
AT TIME CONTRACT IS SIGNED

<p>Solar _____ Type of Program</p> <p>Sunrun Installation Services, Inc. _____ Dealer Company Name</p> <p>PK3NFA4KL3KA _____ Lead Number</p>
--

TO BE COMPLETED BY MEMBER  
AT TIME OF CANCELLATION

<p>DO NOT SIGN BELOW UNLESS YOU INTEND TO CANCEL THE TRANSACTION.</p> <p>I HEREBY CANCEL THIS TRANSACTION.</p> <p>_____ Name of Member</p> <p>_____ Membership Number</p> <p>_____ Telephone Number</p> <p>_____ Date</p>
---



NOTICE OF CANCELLATION

6/16/2020

Date of Transaction

You may CANCEL this transaction, without any Penalty or Obligation, within THREE BUSINESS DAYS from the above date. from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within TEN BUSINESS DAYS following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

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--

TO BE COMPLETED BY MEMBER  
AT TIME OF CANCELLATION

<p>DO NOT SIGN BELOW UNLESS YOU INTEND TO CANCEL THE TRANSACTION.</p> <p>I HEREBY CANCEL THIS TRANSACTION.</p> <p>_____ Name of Member</p> <p>_____ Membership Number</p> <p>_____ Telephone Number</p> <p>_____ Date</p>
---

Two Copies to Member; Copy to Costco





ESTIMATED SOLAR PROGRAM WORK ORDER

PRINT MEMBER NAME(S): XXXXXXXXXX

MAILING ADDRESS: 705 Carefree Dr, San Diego, CA 92114

EMAIL: XXXXXXXXXX PHONE: XXXXXXXXXX

MEMBERSHIP Number: 111911846250

PROPERTY ADDRESS: 705 Carefree Dr, San Diego, CA 92114

The Member(s) listed above agree to purchase the goods and/or services listed below, in accordance with the prices and terms described on this Work Order and the accompanying COSTCO Home Improvement Sales Contract ("Sales Contract"), of which this Work Order is a part.

ESTIMATE OF THE PROJECT AND ESTIMATE OF THE SIGNIFICANT MATERIALS TO BE USED AND EQUIPMENT TO BE INSTALLED. Estimate to be confirmed at engineering site audit. If changes are to be made, they will be presented and approved by the member after the engineering site audit. The project is a solar electric system with one or more batteries (the "System"). It will be installed at your property address above (the "Property") by Sunrun Installation Services Inc., an independent third-party subcontractor to Costco ("Dealer"). Dealer's work on the System includes: design, permitting, assistance with Rebate Program paperwork (if applicable), installation and commissioning of the System and supply of the equipment and material typically necessary for a complete and operable System.

Your System will be a Solar Facility with the following primary components:

Equipment	Description	Quantity
Panel Array 1	Manufacturer: LONGi Green Energy Technology Co Ltd Model: LR6-60HPH-315M SKU: LR6-60HPH-315M	11
Inverter Array 1	Manufacturer: Enphase Energy Model: IQ7-60-x-US SKU: IQ7-60-x-US	11
Battery	Manufacturer: Tesla Model: Powerwall 2 AC SKU: Tesla Powerwall 2 AC	1

Other Accessories & Equipment and Trenching (if any):

Other Work (if any): If Costco and Dealer agree to perform any other work requested by Member in addition to the System, it is described here:

EXCLUSIONS. Costco and Dealer do not provide any of the following under this Work Order or the Sales Contract for the System:

- (1) removal or disposal of any material containing asbestos or any other hazardous material;
- (2) moving your personal items around the Property;
- (3) upgrades to the electrical panel or electrical service or additional costs associated with moving the current electrical meter;
- (4) roof improvement and repairs, including but not limited to repairing any roofing damage resulting from a substandard roof or substandard installation work;
- (5) structural framing work for any part of the roof or structure, including concealed substandard framing;
- (6) correcting mistakes of another contractor or subcontractor such as where the Property was not built to code;
- (7) removal and replacement of existing rot or insect infestation;
- (8) testing or remediating mold, fungus, mildew or organic pathogens;
- (9) painting of conduit or other structural parts;
- (10) fences;
- (11) upgrades for utility access requirements such as special locks or 24-hour access gates;
- (12) Homeowners Association ("HOA") review, permitting or fees except we will support your efforts to coordinate with your HOA;
- (13) professional engineering services including site visits;

- (14) correction of structural integrity problems (for roof mounted systems) or evaluation and correction of ground stability under or near the system (for ground mounted systems);
- (15) removal of trees;
- (16) any studies or permitting beyond the basic building permit; or
- (17) monitoring services associated with any monitoring equipment that is provided directly by a manufacturer and subject to the manufacturer's terms and conditions.

Other exclusions:

**REBATE CLAIM PAPER WORK, PAYMENT, AND DELAYS.** You agree that Sunrun has the sole right to receive any state and/or local rebates ("Rebate") for the Solar Facility. To ensure Sunrun receives these Rebates, you agree to sign and return to us any rebate claim paperwork we provide to you within seven (7) days, including an assignment of the rebate payment to us, if allowed by the rebate program. In the event you receive the Rebate payment(s) directly from the state and/or local rebate program, you agree to remit such Rebate payment to us in addition to the final payment. In the event the state and/or local rebate program delays payment of the rebate due to any action or inaction by you, you may be liable to Sunrun for the amount of the Rebate. Examples of such delays for which you may be liable include lack of electrical service to a new home, your failure to promptly furnish your utility bill to us upon our request, code issues unrelated to the Solar Facility that prevent building permit signoff, your failure to complete and return to us required rebate claim paperwork by the date requested, or your withholding of a payment due to us or to a third party.

**GENERAL CONDITIONS.** All of Dealer's work must be approved by the local Building Department. System power production estimates are based on data provided by the National Renewable Energy Laboratory. Actual System performance may vary due to weather, atmospheric conditions, System shading, or other factors, and is not guaranteed.

**YOUR PROMISES.** You promise that one of the following statements is true: (a) you hold legal title to the Property OR (b) you have written consent from each owner of the Property for our installation of the System. You promise that you are eligible to purchase through the Costco Kiosk Program as a current Costco member. You further promise that if installation of the System is subject to the consent of an HOA or the owner of an attached property, you will obtain that consent before the scheduled start of the installation.

Initial Here 

**WORK PROCESS.** Before Dealer starts work, you will receive a design for the System. You may request changes for five days after receiving the design. If Dealer does not hear from you by then, Dealer will suspend the plan and make at least two more attempts to contact you to schedule the work based on the design. After two attempts, Dealer will cancel the Order if the Member is not responsive. If the Member responds and wants to schedule the work, Dealer usually needs one to two weeks at the Property to install a typical System. Holidays, bad weather, shortages of labor or materials, work by other contractors, your delay in completing any site preparation work you agreed to, or other events beyond Dealer's control are typical reasons for delay. The work is considered complete when the building permit is signed-off or, if that is not required, the date on which installation of the System is complete. If you require work at the Property to be completed in more than one phase then a Change Order may be required to cover any increased costs.


**WHAT YOU PROVIDE.** You must provide Dealer with power and water for use during construction. If needed for monitoring, you must provide an internet connection near the site of the inverter.

**BATTERIES.** The System includes battery(ies). For each battery, the System will also contain a storage-enabled inverter/charger capable of providing power dependent upon the current state of battery charge. Each battery will draw 100% of its charge from the photovoltaic system and will provide backup power within the limitations of the system, as determined by Sunrun. Not all electrical loads are suitable for backup operation, and upon site review some circuits may be excluded or moved to a separate sub-panel. Customer will be responsible for failure or damage caused due to backing up more loads than Sunrun approved and/or changing settings from initial install conditions. Sunrun does not take responsibility for system failure caused due to excessive loads. Eligible backup loads must be 120V single phase and located in the same electrical load panel used to connect the photovoltaic system at the time Dealer installs.

You may be able to obtain backup power from the battery[ies] in the event of a power outage. Dealer will establish a reasonable reserve level for your batteries (at a minimum, 20% of the total capacity of the batteries) so that, unless there is an outage, your batteries will always be charged at a specified minimum level. This will ensure that you will have a certain amount of power available from your batteries for backup in the event of an outage.

**THE BATTERY[IES] SHOULD BE ABLE TO PROVIDE BACKUP POWER DURING POWER OUTAGE. HOWEVER, NEITHER COSTCO NOR DEALER PROVIDES ANY GUARANTEE OR WARRANTY REGARDING BATTERY BACKUP CAPACITY. YOU AGREE THAT NEITHER DEALER NOR COSTCO WILL BE LIABLE IN THE EVENT THE BATTERIES FAIL TO PROVIDE BACKUP POWER, AND DEALER AND COSTCO DISCLAIM ANY SUCH LIABILITY, IRRESPECTIVE OF THE REASON FOR SUCH FAILURE. DO NOT USE BATTERY BACKUP POWER TO POWER LIFE SUPPORT OR OTHER MEDICAL EQUIPMENT.**

You agree that Dealer may, from time to time, remotely administer the batteries in your Solar Facility in connection with demand response or other programs in coordination with your utility to maintain the reliability of the electrical grid.

Under normal conditions of use, the installed battery[ies] should pose no danger to you. However, if mishandled, the installed batteries may become dangerous and could pose dangers related, but not limited, to fire hazards, high-voltage hazards, and mechanical damage. Please consult your battery manufacturer  manual and warranty materials for handling and operation information.

Initial Here 


**MONITORING DATA.** Dealer may continue to monitor the System for as long as the meter continues to function. Dealer is installing a home energy monitor (the "Monitor") to collect and analyze your energy usage data. You agree that Dealer may use your energy usage data, System performance data, and other data collected from you (collectively, "Data") for the following purposes (in each case to the extent permitted by law): (1) to provide and enhance the System; (2) for Dealer's internal purposes, including, without limitation, research and development, improvement of Dealer's product and service offerings, and


creation of new product and service offerings; (3) to customize content and communications Dealer may provide to you; and (4) for other purposes so long as the Data does not contain personally identifiable information (including where Data has been deidentified).

Dealer will not disclose any Data other than in the following circumstances: (1) where the Data does not contain personally identifiable information (including where Data has been deidentified); (2) in order to provide Dealer's products or services to you (including working with third-party service providers who may assist us in collecting, hosting, maintaining, analyzing or otherwise processing Data for us); (3) if required to do so by any law or regulation or in the good-faith belief that such action is necessary to comply with any law or regulation, in response to a court order, judicial or other government subpoena or warrant, or to otherwise cooperate with law enforcement or other governmental agencies; (4) if Dealer believes, in good faith, disclosure is appropriate or necessary to (A) take precautions against liability, (B) protect Dealer or others from fraudulent, abusive, or unlawful uses or activity, (C) investigate or defend against any third-party claims or allegations, (D) protect the security or integrity of Dealer's services and any facilities or equipment used to make Dealer's service available, or (E) protect Dealer's property or other legal rights (including, but not limited to, enforcement of Dealer's agreements), or the rights, property, or safety of others; (5) to Dealer's assignees, affiliates, actual or prospective lenders, financing parties, investors, insurers, and acquirers; (6) disclosure to contractors, service providers and other third parties Dealer uses to support its business and who are bound by contractual obligations to keep personal information confidential and use it only for the purposes for which Dealer discloses it to them; and (7) for any purpose for which you have provided your express

Initial Here  \_\_\_\_\_

INTERNET CONNECTION. You agree to provide the System with continuous access to a functioning broadband internet connection with one (1) wired Ethernet port and standard electrical outlet, at your cost. You understand that the Monitor may use your internet connection and that prolonged periods without working internet connections may alter the manufacturer's warranty for your battery. Please consult your manufacturers' warranties and user's manual for details.

DocuSigned by:   
Signature of Member(s): \_\_\_\_\_ / \_\_\_\_\_ Date: 6/15/2020  
49390F4B69C2495...

DocuSigned by:   
Signature of Dealer's Representative: \_\_\_\_\_ Date: 6/16/2020  
802365E56471463...



## LIMITED WARRANTIES

Congratulations on selecting Sunrun Installation Services Inc. ("Sunrun") to install your solar system (the "System"). This document sets forth the different warranties that cover your System, its components, and the installation. If you have any questions about the scope of this warranty, or any installation- or component-related issues, please contact Sunrun Customer Care at 888-858-2496 or [membercare@sunrun.com](mailto:membercare@sunrun.com).

(1) **MANUFACTURER WARRANTIES.** The solar panels, inverters, and batteries installed as part of the System are covered by separate manufacturers' warranties (hereinafter, "Manufacturer Warranties"). Sunrun will assign to you any Manufacturer Warranties in effect upon installation. Sunrun will also provide you reasonable assistance in contacting manufacturers.

(2) **LIMITED WARRANTY.** Sunrun provides a limited warranty of ten (10) years (the "Limited Warranty Period"), counted from the date the permit is signed by the building inspector. During the Limited Warranty Period, Sunrun warrants all of its labor, the "Limited Warranty"). For the avoidance of doubt, this Limited Warranty does not cover parts already covered by the Manufacturer Warranties set forth in Section 1, above. During the Limited Warranty Period, Sunrun will at its expense repair or replace any parts or labor covered by the Limited Warranties. You may assign the Limited Warranty to a subsequent owner of the Property by providing Sunrun a written notice of the sale of the Property.

(3) **ROOF PENETRATION WARRANTY.** Sunrun also provides a roof penetration warranty of fifteen (15) years (the "Roof Penetration Warranty Period"), counted from the date the permit is signed by the building inspector. During the Roof Penetration Warranty Period, Sunrun warrants that all roof penetrations Sunrun makes as part of the System installation will be weather-tight (the "Roof Penetration Warranty"). For the avoidance of doubt, this Roof Penetration Warranty does not cover parts already covered by the Manufacturer Warranties set forth in Section 1, above. During the Roof Penetration Warranty Period, Sunrun will at its expense repair or replace any parts or labor covered by the Roof Penetration Warranty.

(4) **OBTAIN WARRANTY SERVICE.** To obtain warranty service, you must notify Sunrun in writing or via email (at [membercare@sunrun.com](mailto:membercare@sunrun.com)) of any defect. Provided that the relative warranty has not expired, been otherwise voided, or is subject to an exclusion, Sunrun will repair or replace the defect within a reasonable time after you notify Sunrun. Upon expiration of its Limited Warranties or the Roof Penetration Warranty there may still be applicable Manufacturer's Warranties. After the applicable warranty periods expire, Sunrun will provide a quote of its standard price for such work.

(5) **WARRANTY EXCEPTIONS AND EXCLUSIONS.** The installation of the System may void your existing roof warranty, if any. You should check with the roofer or builder concerning any impact the System will have on an existing roof warranty. Sunrun's 15-year Roof Penetration Warranty is not affected by any existing roof warranty. The Limited Warranty and Roof Penetration Warranty do not apply to (a) labor performed with parts not manufactured or purchased by Sunrun; (b) labor performed according to plans or specifications not provided or obtained by Sunrun, such as plans you provide; and (c) monitoring equipment and materials listed on the Work Order as Other Accessories & Equipment.

Repair of the following is specifically excluded from its warranty: any parts that were modified, repaired or attempted to be repaired by anyone other than Sunrun without its prior written approval; damages resulting from abuse; damages due to animals, weather or natural disasters; damages resulting from mold, fungus and other organic pathogens; shrinking/ cracking of grout and caulking; and fading of paints and finishes exposed to sunlight.

By signing below, I acknowledge that I have read and understand the Limited Warranties.

DocuSigned by:  


49396F4B69C2495  
Member Signature

6/15/2020

Date

Rayman Atienza

Customer Name (Printed)

AZ Lic #294836; CA Lic #750184; CO Lic #EC.0007080; Aurora, CO Lic#2014 857999 00 CL; CT Lic #ELC.0200835-E1, HIC.0642655;  
HI Lic #28011; MA Lic #EC.1141, HIC.180120; MD Lic #EC.10767, HIC.132591; NH Lic #0376C; NJ Lic #34EB01574500, HIC.13VH05700500; NV Lic  
#0079413; Greene, NY: 508; Hempstead Town, NY: 2265; Long Beach, NY: 3475; Middletown, NY: 96; N.Y.C., NY: HIC #2015496-DCA; Orange Cty., NY:  
669; Port Jervis, NY: A-200; Putnam Cty., NY: M7YR22113, HIC #PC6325, E.M135; Rockland Cty., NY: HIC.H-11820-40-00-00; Suffolk Cty., NY: 34280-  
ME, HIC.54140-H; Westchester Cty., NY: 1403, HIC #WC-27604-H15; Yonkers, NY: HIC #5590; OR Lic #C492; PA HIC.PA075650; SC EL5.M113485;  
VT EM-06461

#### SUNRUN SOLAR SYSTEMS



**WARNING:** This product can expose you to chemicals including lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. For more information go to [www.P65Warnings.ca.gov](http://www.P65Warnings.ca.gov).

#### STORAGE BATTERY



**WARNING:** This product can expose you to chemicals including toluene, which is known to the State of California to cause cancer and birth defects or other reproductive harm. For more information go to [www.P65Warnings.ca.gov](http://www.P65Warnings.ca.gov).



Thank you for your interest in the Costco Residential Solar program. Purchasing a Residential Solar System is a long-term commitment with financial obligations. Costco and Sunrun want your purchase to benefit you for many years. This is why we ask you to carefully read your contract and the following information, which is provided to increase your knowledge of important details of your purchase. By signing below, you acknowledge that you have read and understood the following information.

- *This is a non-refundable purchase. Please read and ensure you understand any and all contract provisions before purchasing.*
- **Contract:** The terms of the signed Home Improvement Sales Contract contain the entire agreement and supersede all prior or contemporaneous agreements, promises, representations, understandings and communications, whether oral or written.
- **Utility Rate plan:** It is your responsibility to confirm with your utility that the rate plan you are on is the most advantageous for a solar customer. Neither Sunrun nor Costco are responsible for any changes to utility rates or net metering policies.
- **Pricing:** The price listed covers the scope of work and materials specifically detailed in the contract. It does not include any additional work or materials that are not listed in the contract, or any work that may be required to meet non-standard zoning or engineering requirements. If additional work is required (e.g. main electrical panel upgrade, roof repairs, supplies and labor related to evaluating and building ground mounted systems, etc) a separate Home Improvement Contract (HIC) may be presented to capture the additional work and price.
- **System Design/Savings:** The proposed system size on the estimated quote is based on your last 12 months of historical electricity usage, if available, your home's square footage, and/or other preferences. You understand that your actual system design and price may change based on a detailed engineering site audit. The actual energy production and savings from your system will vary based on the final system size, design, configuration, utility rates, applicable rebates, system location, weather, and your home's future energy usage.
- **Payment:** You will be contacted by a Sunrun representative when payment is due. A Costco Purchase Order will be presented with the purchase amount, at which time Sunrun will collect your payment to be processed at Costco. Costco requires payment prior to installation for all purchases, with the exception of Massachusetts, New Jersey, and Wisconsin, for which payment is to be made upon installation completion (Final Electrical sign off, prior to receiving PTO).
- **Offset:** Any projection provided to you regarding the system's offset of your home's energy usage is just an estimate. Actual offset (and associated savings) may vary significantly depending on a number of factors, including changes in your home's energy usage after installation of the system.
  - If you have questions related to production or offset, Sunrun may perform an analysis on your production and consumption after a full 12-months of operation.
- **System Modifications:** Systems cannot be modified after installation, including but not limited to size, location, product and application. If you have any requested changes, please submit those to your project manager prior to installation.
- **Site Characteristics, Maintenance:**
  - We will make best efforts to minimize site visits; however, multiple visits may be necessary to plan and install your system, and achieve Permission to Operate.
  - It may be necessary to periodically trim or remove vegetation to install the system and/or optimize the system's production. It is the homeowner's responsibility to maintain any landscaping which may interfere with the system's production.
  - If a critter guard (a physical barrier between your panels and the local wildlife) is necessary for your system, you will be responsible for the cost. It is not possible to determine which systems will require them prior to installation. If a critter guard is necessary, please contact Sunrun for a quote. Price will vary based on site characteristics and system size.
  - If the removal and replacement of the system is required for any reason after the system is installed (e.g. replacing the entire roof or performing spot repairs), the expense is the owner's

responsibility. The cost varies based on site characteristics and system size. You may contact Sunrun for a quote for this work, to ensure any workmanship warranty remains in place.

- **Costco Cash Card Benefit:** The Costco Cash Card amount is an estimate only and will be verified by Sunrun prior to system installation. The Costco Cash Card amount is based on the pre-tax price of the modules, racking, inverter(s), and battery (if applicable) used for your system (installation is not included). It may take up to 4 weeks for delivery of your Costco Cash Card, which is issued upon signed completion of the project (final signature on Costco Purchase Order, obtained after electrical sign off).
- **Interconnection/Permission to Operate (PTO):** The Utility is solely responsible for authorizing final interconnection of the system to the utility grid, and must give express authorization for final interconnection of the System before you may turn on the System and/or commence feeding power back to the utility grid. Approval differs by utility and may also vary based on utility backlog, time of year, etc. Your Project Coordinator will discuss the expected timeline with you.
- **System Activation:** It is your responsibility to activate your system once you receive permission to operate (PTO). After installation, Sunrun will provide system activation directions to you. If you have any questions or concerns, you may contact Sunrun for support.
- **No Monitoring/Production Guarantee:** It is your responsibility to monitor your system production output and report any suspected production problems to Sunrun as soon as possible so that any necessary warranty service can be provided. Sunrun does not provide proactive monitoring of the solar system as part of your purchase, and it is important that you check your system's production output periodically so that any issues can be evaluated and, if necessary, addressed as quickly as possible. We recommend you monitor your system performance via the mysunrun.com application, inverter display, and monthly utility statements. Any system downtime will not be compensated; your purchase does not include a production guarantee.
- **Financing:** Neither Sunrun nor Costco offer financing for your solar system purchase; All financing used is strictly between you and your financing institution. You may use any lender of your choice. You are responsible to make timely payment to Costco for your purchase, regardless of any denials, disputes, miscommunications, or other issues with your chosen lender. Your lender may require you to begin repayment before your system is operational. Sunrun and Costco are not responsible for finance payments due to the lender prior to or after Permission to Operate (PTO).
- **State and local incentives/rebates:** Please see your agreement for complete details on available incentives/rebates.
- **Residential Energy Credit:** You acknowledge that you must self-file for the Residential Energy Credit on your federal income tax return. The tax information provided in your proposal is intended for discussion purposes only and should not be construed as tax advice. Actual tax credits will be based on your financial situation. We recommend that prior to your 3-day right to cancel, you contact an accountant or tax attorney for eligibility and any specific financial advice. Sunrun and Costco are not liable for any loss of tax credits. Questions to ask may include:
  - Do I have enough income tax liability to make use of the residential energy credit?
  - Does the way I use my property change my ability to claim the credit?
  - What year can I claim the credit?
- **Homeowner's Association (HOA):** If you live within a HOA, you understand that you are responsible for submitting documentation and gaining approval from the HOA for your solar project. You acknowledge that this approval may delay your solar installation. Sunrun and Costco are not liable for any HOA disputes.

DocuSigned by:  
  
49396F4B69C2495...

Signature

Name

Date

6/15/2020





Thank you

Dear Costco Member,

Thank you for your interest in purchasing **Sunrun Solar** through the Special Order Kiosk program at Costco.

Members receive a 10% Costco Shop Card\* from Costco for qualifying purchases\*\*. Costco Shop Card is based on the total pretax amount paid. Restrictions may apply. See your Sunrun Solar representative for details.

See chart for examples.

\*Please allow up to 4 weeks for delivery of your Costco Shop Card upon signed completion of the project. Costco Shop Cards are not redeemable for cash, except as required by law. The Costco Shop Card has a maximum limit of \$2,000 per card. Multiple Costco Shop Cards will be issued for any amounts more than \$2,000.



Cost of Hardware only excluding tax	10% Value	Costco Shop Card issued rounded to nearest dollar
\$523	\$52.30	\$52
\$7,525	\$752.50	\$753
\$14,527	\$1,452.70	\$1,453

\*\*Costco Shop Card amount is based on pretax purchase amount of materials only, including solar panels, inverter(s), battery and racking system.

**SEIA® SOLAR PURCHASE DISCLOSURE**

This disclosure is designed to help you understand the terms and costs of your purchase of a solar electric system ("System").

It is not a substitute for the contract ("Contract") and other documents associated with this transaction.

All information presented below is subject to the terms of the Contract.

**Read all documents carefully so you fully understand the transaction.**

For more information on being a smart solar consumer visit [www.seia.org/consumers](http://www.seia.org/consumers).

To better understand the cost of the electricity produced by your System, consult the separate form, SEIA® Solar Purchase Disclosure Addendum – Estimated Cost Per kWh.

<p><b>PROVIDER:</b> Sunrun Installation Services Inc.  <b>Address:</b> 225 Bush St., Ste 1400 San Francisco, CA 94104 <b>Tel.:</b> 888.GO.SOLAR <b>License #</b> (if applicable): CSLB No. 969975 <b>Email:</b> customercare@sunrun.com</p>	<p><b>INSTALLER:</b> Sunrun Installation Services Inc.  <b>Address:</b> 225 Bush St., Ste 1400 San Francisco, CA 94104 <b>Tel.:</b> 888.GO.SOLAR <b>State/County Contractor License #:</b> CSLB No. 969975 <b>Email:</b> customercare@sunrun.com</p>	<p><b>WARRANTY/MAINTENANCE PROVIDER:</b> (If Different from Installer or Provider):  <b>Address:</b>  <b>Tel.:</b> <b>License # (if applicable)</b> <b>Email:</b></p>
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**CUSTOMER:** [REDACTED]  
**Customer ID:** [REDACTED]  
System Installation Address: 705 Carefree Dr, San Diego, CA, 92114  
Customer Mailing Address: 705 Carefree Dr, San Diego, CA, 92114  
Email: [REDACTED]

**\* NOTE: YOU ARE ENTERING INTO AN AGREEMENT TO PURCHASE A SOLAR ELECTRICITY GENERATING SYSTEM. YOU WILL OWN (NOT LEASE) THE SYSTEM INSTALLED ON YOUR PROPERTY.**

Purchase Price (A)	Payment Schedule (B)	Financing (C)
<p>Your purchase price: \$25,667.00 List of any credits, incentives or rebates included in the above purchase price: <u>State Battery Rebate</u>  <b>*NOTE:</b> You may not be eligible for all incentives available in your area. Consult your tax professional or legal professional for further information</p>	<p>Amount you owe Provider at Contract signing: \$ 0.0 Amount you owe Provider prior to the commencement of installation: \$25667.0 Amount you owe Provider at the completion of installation: \$0 You will make a final payment to Provider at the following time (e.g. interconnection):  and for the following amount: \$0</p>	<p>The System: <input type="checkbox"/> WILL be financed <input checked="" type="checkbox"/> WILL NOT be financed; or <input type="checkbox"/> Financing of System UNKNOWN to Provider NOTE: If your System is financed, carefully read any agreements and/or disclosure forms provided by your lender. This statement does not contain the terms of your financing agreement. If you have any questions about your financing arrangement, contact your finance provider before signing a Contract.</p>

Installation Timing (D)	Interconnection Approval (E)
<p>Approximate Start Date: 60-120 days from the date the Agreement is signed. Approximate Completion Date: 60-120 days from the date the Agreement is signed</p>	<p><input type="checkbox"/> YOU are or <input checked="" type="checkbox"/> PROVIDER is responsible for submitting a System interconnection application.</p>

Site & Design Assumptions for your Purchase (H)
<ul style="list-style-type: none"> <li>Estimated size of the System in kilowatts: 3.465 (kWdc)</li> <li>Estimated gross annual electricity production in kilowatt-hours (kWh) from the System in the first year of operation: 5791</li> <li>Estimated annual System production decrease due to natural aging of the System: 0.50 %</li> <li>System location on your property: Roof</li> <li>System <input checked="" type="checkbox"/> WILL <input type="checkbox"/> WILL NOT be connected to the electric grid</li> <li>At the time of installation, your local utility <input checked="" type="checkbox"/> DOES <input type="checkbox"/> DOES NOT credit you for excess energy your System generates. The rules applying to such credit are set by your jurisdiction.</li> </ul>

**System Maintenance & Repairs (G)**

"System maintenance" refers to the upkeep and services required or recommended to keep your System in proper operation. System maintenance  IS  IS NOT included (e.g., Installer, Maintenance Provider).

"System repairs" refers to actions needed to fix your System if it is malfunctioning. System repairs  ARE  ARE NOT provided by the Provider \_\_\_\_\_ (e.g. Installer, Other).

Please review your Contract for additional information about any warranties on the System installation and equipment. Certain exclusions may apply. Note that equipment warranties for hardware are not required to include labor/workmanship.

**Roof Warranty (H)**

Your roof  IS  IS NOT warranted against leaks from the System installation for 15 years by Provider \_\_\_\_\_ (e.g. Provider, Installer, Other).

**System Guarantee (I)**

In terms of your full System, Provider is providing you with a:

- System performance or electricity production guarantee  
 Other type of System guarantee  
 No System guarantee

You may have additional guarantees or warranties in addition to those that cover the entire System.

**Utility and Electricity Usage/Savings Assumptions (J)**

You  HAVE  HAVE NOT been provided with a savings estimate ("Estimate") based on your Contract.

***If you HAVE been provided with an Estimate, Provider states the following:***

Provider  IS  IS NOT guaranteeing these savings.

Provider  IS  IS NOT using savings calculations that conform to the *SEIA Solar Business Code*. See **Box M** or [www.seia.org/code](http://www.seia.org/code).

Your Estimate was calculated based on:

- Your estimated prior electricity use  
 Your actual prior electricity use  
 Your estimated future electricity use

Your Estimate assumes the following:

- Years of electricity production from the System: 20  
 A current estimated **utility electricity rate** of \$0.294 [cost per kilowatt-hour] during the first year of System Operation year with estimated increases of 3%-5.5% percent annually. Provider based this estimate on the following source(s): Past utility rate increases

Your utility will continue to credit you for excess energy your System generates at  ESTIMATED FUTURE  CURRENT utility electricity rates

**NOTE:** It is important to understand that utility rates may go up or down and actual savings may vary. Historical data are not necessarily representative of future results. For further information regarding rates, you may contact your local utility or the public regulation commission. Tax and other state and federal incentives are subject to change or termination by executive, legislative or regulatory action, which may impact savings estimates. Please read your Contract carefully for more details.

**Renewable Energy Certificates (RECs) (K)**

You may sell or assign any renewable energy certificates or credits (RECs) that you own from producing renewable solar energy to a third party (which may be the Installer) depending on the laws of your state. Under terms of the Contract, any RECs created by the System  WILL  WILL NOT be assigned to the Provider. If Provider is assigned the RECs, you will not own the RECs to sell, use or claim them, and Provider may sell the RECs to a third party. In some jurisdictions, you may have to surrender some or all of your RECs to receive state, local or utility incentives.

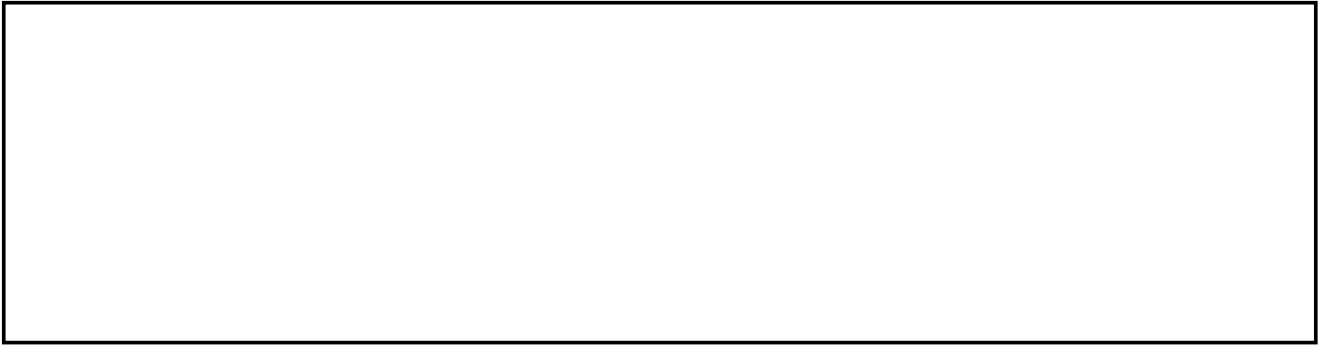
**Cooling Off Period/ Right to Cancel (L)**

In addition to any rights you have under state or local law, you  HAVE  DO NOT HAVE the right to terminate this Contract without penalty within 3 [no less than three] business days of 6/15/2020 by notifying Provider in writing at the above address.

**SEIA Solar Business Code (M)**

Provider and Installer  DO  DO NOT abide by and agree to be bound by the *SEIA Solar Business Code* ([www.seia.org/code](http://www.seia.org/code)) and its complaint resolution process. For more information about the *SEIA Solar Business Code* and complaint resolution process, please visit [www.seia.org/consumers](http://www.seia.org/consumers) or email SEIA at [consumer@seia.org](mailto:consumer@seia.org).

**Additional Disclosures or Terms (N)**



**This form was automatically generated by Sunrun on 6/16/2020**

**SEIA® SOLAR PURCHASE DISCLOSURE ADDENDUM – ESTIMATED COST PER KWH**

This form is designed to accompany, not replace, the SEIA® Solar Purchase Disclosure. It provides an **estimate** of the cost of electricity produced by your solar energy system (System) over the life of the System.

This addendum is not a substitute for your purchase contract, loan or any other documents associated with this transaction. Information presented below is subject to the terms of your purchase contract.

**Read all documents carefully so you fully understand the transaction.**  
For more information on being a smart solar consumer please visit [www.seia.org/consumers](http://www.seia.org/consumers)

**PROVIDER:** Sunrun Installation Services Inc.  
  
**Address:** 225 Bush St., Ste 1400  
San Francisco, CA 94104  
**Tel.:** 888.GO.SOLAR  
**License #** (if applicable): CSLB No. 969975  
**Email:** [customercare@sunrun.com](mailto:customercare@sunrun.com)

**INSTALLER:** Sunrun Installation Services Inc.  
  
**Address:** 225 Bush St., Ste 1400  
San Francisco, CA 94104  
**Tel.:** 888.GO.SOLAR  
**State/County Contractor License #:** CSLB No. 969975  
**Email:** [customercare@sunrun.com](mailto:customercare@sunrun.com)

**WARRANTY/MAINTENANCE PROVIDER:**  
(If Different from Installer or Provider):  
  
**Address:**  
  
**Tel.:**  
**License # (if applicable)**  
**Email:**

**CUSTOMER:** ██████████  
**Customer ID:** ██████████  
System Installation Address: 705 Carefree Dr, San Diego, CA, 92114  
Customer Mailing Address: 705 Carefree Dr, San Diego, CA, 92114  
Email: ██████████

**COST PER KILOWATT-HOUR**

**ESTIMATED AVERAGE COST OF SOLAR ELECTRICITY PRODUCED BY YOUR SYSTEM OVER SYSTEM LIFETIME: \$0.172 /kWh**

*System Characteristics*

System Size: 3.465 kW  
Estimated System Lifetime:  20 years  25 years  30 years  
Estimated Production in Year 1: 5791 kWh  
Estimated Average Annual Panel Degradation Rate: 0.50 %

*Costs*

Initial System Cost: \$25,667.00  
Total Financing Cost: unknown (if applicable)  
Total Operations & Maintenance (O&M) Costs: \$1,455.30  
O&M Costs Include:  
Equipment Repairs  
Inverter Replacement

*Incentives*

Federal, State, Local or Utility Incentives/Rebates Included in this Estimate:  
Federal Renewable Energy Tax Credit  
  
Value of Incentive/Rebates Included: \$6,673.42

**This form was automatically generated by Sunrun on 6/16/2020**

705 Carefree Dr  
San Diego, CA 92114

My Information

System

Annual Usage

4,500 kWh

Estimated System Size

3.47 kWp

Estimated Energy Offset

129%

Modules

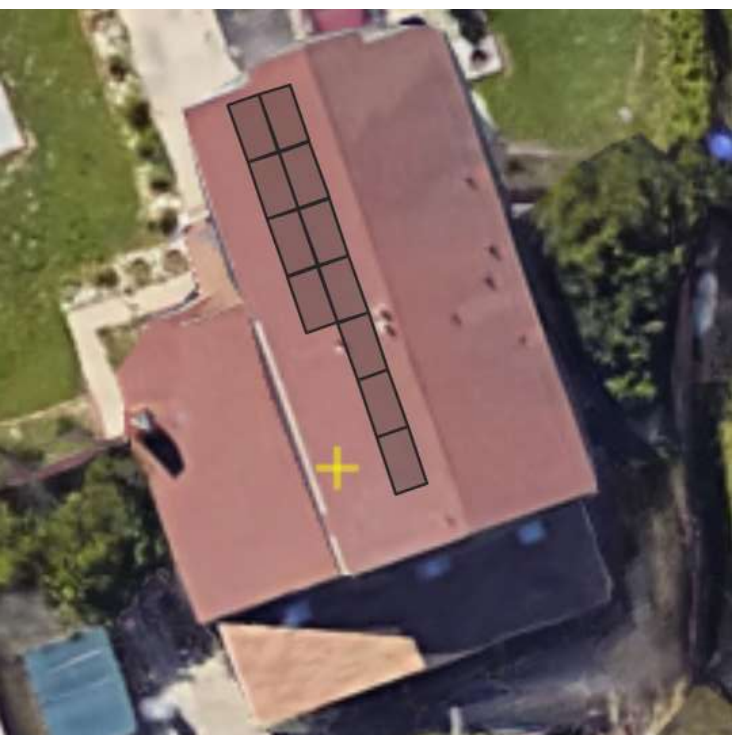
(11) LONGi Green Energy Technology Co Ltd, LR6-60HPH-315M

Inverters

11 x Enphase Energy IQ7-60-x-US

Storage

1 x Tesla, Powerwall 2 AC



Approval

I have reviewed My Custom Solar Design and approve of the placement of solar panels identified above. I understand that the actual number of panels and their precise placement may vary based on engineering, installation, and solar energy production considerations, including roof type, shade, and other factors.

Customer signature

6/15/2020

Date