



CALIFORNIA
ASSOCIATION
OF REALTORS®

SQUARE FOOTAGE AND LOT SIZE DISCLOSURE AND ADVISORY

(C.A.R. Form SFLS, 12/20)



COLDWELL BANKER
REALTY

Property Address: 2875 N Los Felices Rd Unit 110, Palm Springs, CA 92262-0641 ("Property")

- 1. DIFFERENT SOURCES OF SQUARE FOOTAGE MEASUREMENTS:** Measurements of structures vary from source to source and that data is often contradictory. There is no one "official" size source or a "standard" method of calculating exterior structural size, interior space or square footage. Buyer should not rely on any advertised or disclosed square footage measurements and should retain their own experts to measure structural size and/or square footage during their contingency period, if any. This is especially important if Buyer is using square footage to determine whether to purchase the Property and/or are using a price per square foot to determine purchase price. Price per square foot calculations are generally broad estimates only, which can vary greatly depending upon property location, type of property and amenities; such calculations should not be relied upon by Buyer and the accuracy of any such figures should be independently verified by Buyer with their own experts including, but not limited to, a licensed appraiser.
- 2. PROPERTY (LOT) SIZE, DIMENSIONS, CONFIGURATIONS, AND BOUNDARIES:** Fences, hedges, walls, retaining walls, and other barriers or markers may not correspond with any legally-defined property boundaries, and existing structures or amenities may not be located within the actual property boundaries or local setback requirements. If lot size, dimensions, property configurations, boundary lines, and locations of improvements are important to Buyer's decision to purchase or the price Buyer is willing to pay, then Buyer should independently investigate by retaining the services of a licensed surveyor, the only professional who can accurately determine lot dimensions, boundary locations and acreage for the Property.
- 3. BROKER OBLIGATIONS:** Brokers and Agents do not have expertise in determining the exact square footage and lot size. Broker has not and will not verify the accuracy of any numerical statements regarding square footage, room dimensions, or lot size, or the location of boundaries.
- 4. DISCLOSURE OF MEASUREMENTS AND SOURCES:** Square footage and/or lot size numbers inserted into the spaces below, if any, were taken from the referenced source and may be approximations only. Other measurement sizes may exist from other sources.

Source of Information	Sq. Footage	Lot Size	Additional Information	If checked, report attached
Public Record	<u>589</u>	<u>623</u>	<u>Property Profile - Equity Title</u>	☒
Multiple Listing Service				☐
Seller			Measurement comes from the following source:	☐
Appraisal #1				☐
Appraisal #2				☐
Condominium Map/Plan				☐
Architectural Drawings				☐
Floor Plan/Drawings				☐
Survey				☐
Other				☐
Other				☐

By signing below, Seller: (i) represents that Seller is not aware of any other measurements of the Property; and (ii) acknowledges that Seller has read, understands, and received a Copy of this Square Footage and Lot Size Advisory and Disclosure. Seller is encouraged to read it carefully.

Seller TMLSS PROPERTIES LLC

DocuSigned by:

5B7E2E15A4C4469...

Date 2/1/2022 | 6:47:06

Seller _____ Date _____

By signing below, Buyer acknowledges that Buyer has read, understands, and received a Copy of this Square Footage and Lot Size Advisory and Disclosure. Buyer is encouraged to read it carefully. IF NO INFORMATION IS PROVIDED AND/OR ANY OF THESE MEASUREMENTS ARE MATERIAL TO BUYER, BUYER IS STRONGLY ADVISED TO INVESTIGATE THE VALIDITY, ACCURACY, OR EXISTENCE OF ANY MEASUREMENTS PROVIDED HEREIN OR OTHERWISE. IF BUYER DOES NOT DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKERS AND AGENTS.

Buyer _____ Date _____

Buyer _____ Date _____

© 2020, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, INC.
a subsidiary of the California Association of REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020



SFLS 12/20 (PAGE 1 OF 1)

SQUARE FOOTAGE AND LOT SIZE DISCLOSURE AND ADVISORY (SFLS PAGE 1 OF 1)

Coldwell Banker Realty - Palm Desert, 72605 Hwy 111 Suite B-1 Palm Desert CA 92260
Jared Dineen Shanstrom

Phone: (206)751-8507 Fax: (760)776-1666
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

2875 N Los Felices



EQUITY TITLE
COMPANY

Property Details Report

Subject Property Location

Property Address 2875 N LOS FELICES RD UNIT 110
City, State & Zip PALM SPRINGS, CA 92262-0641
County RIVERSIDE COUNTY
Mailing Address 6001 E LOS ANGELES AVE, SOMIS, CA 93066-9789
Thomas Bros Pg-Grid

Report Date: 02/01/2022
 Order ID: R70697493

Property Use Condominium Unit (Residential)
Parcel Number 504-041-097
Census Tract 0446.05

Legal Description Details Lot Number: 97 City, Municipality, Township: PALM SPRINGS Subdivision Name: PALM SPRINGS VILLAS II Tract No: 15233 Brief Description: UNIT 97 CM 030/073 INT IN COMMON TR 15233 MB 114/076

Current Ownership Information

Owner Name(s)	TMLSS PROPERTIES LLC	Sale Price	\$158,000
		Sale Date	01/27/2021
		Recording Date	02/08/2021
Vesting		Recorder Doc #	2021-0082734
		Book/Page	

Latest Full Sale Information

Owner Name(s)	TMLSS PROPERTIES LLC,	Sale Price	\$158,000
		Sale Date	01/27/2021
		Recording Date	02/08/2021
Vesting		Recorder Doc #	2021-0082734
		Book/Page	

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms	1	Year Built	1981	Living Area (SF)	589
	Bathrooms/Partial	1	Garage/No. of Cars	Carport	Price (\$/SF)	\$268/SF
	Total Rooms		Stories/Floors	1 Story	Lot Size (SF/AC)	623/.01
	Construction Type	Wood	No. of Units		Fireplace	
	Exterior Walls		No. of Buildings		Pool	
	Roof Material/Type	Composition Shingle	Basement Type/Area		Heat Type	Central
	Foundation Type		Style		A/C	Central
	Property Type	Residential	View		Elevator	
	Land Use	Condominium Unit (Residential)			Zoning	

Assessment & Taxes

	Assessment Year	2021	Tax Year	2021	Tax Exemption	
	Total Assessed Value	\$100,530	Tax Amount	\$1,549.76	Tax Rate Area	11-003
	Land Value	\$15,155	Tax Account ID	504041097		
	Improvement Value	\$85,375	Tax Status	No Delinquency Found		
	Improvement Ratio	84.92%	Delinquent Tax Year			
	Total Value			Market Improvement Value		
	Market Land Value			Market Value Year		

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
No details available				

Loan Officer Insights