

**California Real Estate Transfer Disclosure Statement**

(California Civil Code § 1102, et seq.)

This disclosure statement concerns the real property situated in the city of \_\_\_\_\_,  
County of \_\_\_\_\_, state of California, described as \_\_\_\_\_

This statement is a disclosure of the condition of the above-described property in compliance with Section 1102 of the Civil Code as of \_\_\_\_\_, \_\_\_\_\_. It is not a warranty of any kind by the seller(s) or any agent(s) representing any principal(s) in this transaction, and it is not a substitute for any inspections or warranties the principal(s) may wish to obtain.

I

**Coordination with Other Disclosure Forms**

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property). Substituted Disclosures: The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

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

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

(List all substituted disclosure forms to be used in connection with this transaction.)

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 IT IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.**

Seller  is  is not occupying the property.

A. The subject property has the items checked below (read across):

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Range   | <input type="checkbox"/> Oven   | <input type="checkbox"/> Microwave  |
| <input type="checkbox"/> Dishwasher  | <input type="checkbox"/> Trash Compactor  | <input type="checkbox"/> Garbage Disposal                                   |
| <input type="checkbox"/> Washer/Dryer Hookups  | <input type="checkbox"/> Rain Gutters   | <input type="checkbox"/> Smoke Detector(s)                                  |
| <input type="checkbox"/> Fire Alarm  | <input type="checkbox"/> T.V. Antenna   | <input type="checkbox"/> Satellite Dish                                     |
| <input type="checkbox"/> Intercom  | <input type="checkbox"/> Central Heating  | <input type="checkbox"/> Central Air Conditioning                           |
| <input type="checkbox"/> Evaporator Cooler(s)  | <input type="checkbox"/> Wall/Window Air Conditioning                           | <input type="checkbox"/> Sprinklers   |
| <input type="checkbox"/> Public Sewer System   | <input type="checkbox"/> Septic Tank  | <input type="checkbox"/> Sump Pump  |
| <input type="checkbox"/> Water Softener  | <input type="checkbox"/> Patio/Decking  | <input type="checkbox"/> Built-in Barbecue                                  |
| <input type="checkbox"/> Sauna   | <input type="checkbox"/> Gazebo   | <input type="checkbox"/> Burglar Alarms                                     |
| <input type="checkbox"/> Hot Tub Locking <input type="checkbox"/> Safety Cover*  | <input type="checkbox"/> Pool <input type="checkbox"/> Child Resistant Barrier* | <input type="checkbox"/> Spa <input type="checkbox"/> Locking Safety Cover* |
| <input type="checkbox"/> Security Gate(s)  | <input type="checkbox"/> Automatic Garage Door Opener(s)*                       | <input type="checkbox"/> # of Remote Controls _____                         |
| <input type="checkbox"/> Garage: <input type="checkbox"/> Attached <input type="checkbox"/> Not Attached   | <input type="checkbox"/> Carport  |   |
| <input type="checkbox"/> Pool/Spa Heater: <input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric  |   |   |
| <input type="checkbox"/> Water Heater: <input type="checkbox"/> Gas <input type="checkbox"/> Water Heater Anchored, Braced, or Strapped* <input type="checkbox"/> Electric       |   |   |
| <input type="checkbox"/> Water Supply: <input type="checkbox"/> City <input type="checkbox"/> Well <input type="checkbox"/> Private Utility <input type="checkbox"/> Other _____ |   |   |
| <input type="checkbox"/> Gas Supply: <input type="checkbox"/> Utility <input type="checkbox"/> Bottled   |   |   |
| <input type="checkbox"/> Window Screens <input type="checkbox"/> Window Security Bars <input type="checkbox"/> Quick Release Mechanism on Bedroom Windows*                       |   |   |
| <input type="checkbox"/> Exhaust Fan(s) in _____   | <input type="checkbox"/> 220 Volt Wiring in _____                               |   |
| <input type="checkbox"/> Fireplace(s) in _____   | <input type="checkbox"/> Gas Starter _____                                      |   |
| <input type="checkbox"/> Roof(s): Type: _____ Age: _____ (approx.)   |   |   |
| <input type="checkbox"/> Other: _____  |   |   |

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition?  Yes  No  
If yes, then describe. (Attach additional sheets if necessary.)

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

Yes  No If yes, check the appropriate box(es) below.

- |   |                                    |                                       |   |  |
|---|------------------------------------|---------------------------------------|---|--|
| <input type="checkbox"/> Interior Walls | <input type="checkbox"/> Ceilings  | <input type="checkbox"/> Floors       | <input type="checkbox"/> Exterior Walls     | <input type="checkbox"/> Insulation              |
| <input type="checkbox"/> Roof(s)        | <input type="checkbox"/> Windows   | <input type="checkbox"/> Doors        | <input type="checkbox"/> Foundation         | <input type="checkbox"/> Slab(s)                 |
| <input type="checkbox"/> Driveways      | <input type="checkbox"/> Sidewalks | <input type="checkbox"/> Walls/Fences | <input type="checkbox"/> Electrical Systems | <input type="checkbox"/> Plumbing/Sewers/Septics |

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Other Structural Components (describe):

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If any of the above are checked, explain. (Attach additional sheets if necessary.)

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

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

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

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

Seller \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

III

**Agent's Inspection Disclosure (Listing Agent)**

(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 reasonably competent and diligent visual inspection of the accessible areas of the property in conjunction with that inquiry, states the following:**

- Agent notes no items for disclosure.
- Agent notes the following items: \_\_\_\_\_

Agent (Print Name of Broker Representing Seller): \_\_\_\_\_

By (Associate Licensee or Broker's Signature) \_\_\_\_\_

Date \_\_\_\_\_

IV

**Agent's Inspection Disclosure (Selling Agent)**

(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:**

- Agent notes no items for disclosure.
- Agent notes the following items: \_\_\_\_\_

Agent ((Print Name of Broker Obtaining Offer): \_\_\_\_\_

By (Associate Licensee or Broker's Signature) \_\_\_\_\_

Date \_\_\_\_\_

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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(s) and seller(s) with respect to any advice/inspection/defects.

**I/We Acknowledge Receipt of a Copy of this Statement.**

Seller \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent (Print Name of Broker Representing Seller): \_\_\_\_\_

By (Associate Licensee or Broker's Signature) \_\_\_\_\_

Date \_\_\_\_\_

Agent ((Print Name of Broker Obtaining Offer): \_\_\_\_\_

By (Associate Licensee or Broker's Signature) \_\_\_\_\_

Date \_\_\_\_\_

Section 1102.3 of the civil code provides a Buyer with the right to rescind a purchase contract for at least three DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD. A real estate broker is qualified to advise on real estate. If you desire legal advice, consult your attorney