

# RESIDENTIAL RESALE DISCLOSURE STATEMENT (RRDS)

Version 20260101



## General Advisories & Instructions

1 **Seller Disclosure Obligation and Purpose:** Seller is obligated under law to disclose known facts that materially  
2 and adversely affect the value of the Property that are not readily observable by the Buyer.

3 **Instructions:** This form is to be filled out by the Seller only. Be specific when describing any past or present  
4 problems, malfunctions, or defects (location, nature of problem, etc.). Attach supporting documentation, if  
5 necessary.

6 **Notice to Buyer and Seller:** Buyer and Seller are advised that the Seller's Broker is trained in the marketing and  
7 selling of real estate. The Seller's Broker is not trained or licensed to provide Buyer or Seller with professional  
8 advice regarding the physical condition of any property or regarding legal or tax matters. The Seller and Seller's  
9 Broker strongly recommend that the Buyer retain the professional services of legal and/or tax advisors, property  
10 inspectors, surveyors, appraisers, contractors, and other professionals to satisfy Buyer as to any and all aspects of  
11 the physical and legal condition of the Property.

## Seller Information

12 Name(s): \_\_\_\_\_  
13 Mailing Address: \_\_\_\_\_  
14 Email: \_\_\_\_\_ Phone: \_\_\_\_\_

## Ownership and Property Information

15 Property Address: \_\_\_\_\_  
16 Assessor's Parcel Number(s)/Tax ID: \_\_\_\_\_ County: \_\_\_\_\_  
17 Zoning: \_\_\_\_\_  
18 Legal Description: \_\_\_\_\_  
19 \_\_\_\_\_  
20 \_\_\_\_\_  
21 \_\_\_\_\_  
22 Date Seller acquired an interest in the Property: \_\_\_\_\_  
23 Approximate year built: \_\_\_\_\_  
24 *If built prior to 1978, Seller must provide the Buyer with a lead-based paint disclosure.*  
25 The property is currently:  Seller occupied  Tenant occupied  Vacant  
26 If "Vacant", date Seller last occupied: \_\_\_\_\_

Mark below: (Y) for Yes, (N) for No

Y    N

27   **Historic Designation:** Are you aware if the Property is designated as a Historic Home or located in a  
28 Historic District?

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

Y      N

29      **Unincorporated Area:** Is the Property located in an unincorporated area of the county (not within city limits)?

30

31      **Age Restrictions:** Are you aware if the Property is located in an age-restricted community (i.e., 55+ or "Active Adult" community)?

32

33      **Foreign Person (FIRPTA):** Is the legal owner(s) of the Property a "Foreign Person" as defined by the Foreign Investment in Real Property Tax Act (FIRPTA)? (*If Yes, mandatory tax withholding may apply*).

34

35      **Bankruptcy / Insolvency:** Is the Property (or the Seller) currently subject to any bankruptcy proceedings, foreclosure actions, short-sale negotiations, or probate proceedings?

36

37      **Agreement to Transfer:** Have you entered into any other agreement to transfer your interest in the Property (i.e., Option to Purchase, Assignment, or "Wholesale" agreement) that is currently active?

38

39 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

40 \_\_\_\_\_

41 \_\_\_\_\_

42 \_\_\_\_\_

43 \_\_\_\_\_

## Leases, Rentals & Occupancy Agreements

44 *Advisory: If the Property is currently leased, Seller is advised to provide Buyer with copies of all lease agreements, addenda, and ledgers during the Due Diligence Period.*

45

Mark below: (Y) for Yes, (N) for No

Y      N

46      **Leased Land:** Does the Property include any leased land (i.e., government land lease, grazing rights, or ground lease)?

47

48      **Current Tenants & Future Bookings:** Is the Property (or any portion of it, i.e., casita) currently occupied by a tenant or subject to a lease agreement or vacation rental booking that extends beyond the Close of Escrow?

49

50

51      **Past Rental History:** Has the Property been used as a rental (long-term, short-term, or vacation rental) at any time during your ownership?

52

53      **Rental Restrictions:** Are you aware of any restrictions on renting the Property (i.e., HOA rental caps, minimum lease durations such as 30-days, or municipal bans on short-term rentals) or any notices of violation regarding rental use?

54

55

56      **Other Agreements:** Are you aware of any other written or oral agreements regarding the use of the Property (i.e., Unrecorded Options to Purchase, Rights of First Refusal, or Shared Use Agreements)?

57

58 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

59 \_\_\_\_\_

60 \_\_\_\_\_

61 \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

## Title, Encumbrances & Legal Condition

62 *Advisory: Buyer is advised to immediately obtain a preliminary title report or title commitment from a reputable title*  
63 *company and to review it with experienced legal counsel to assess the condition of title and confirm the existence*  
64 *of any liens, encumbrances, or defects.*

Mark below: (Y) for Yes, (N) for No

Y      N

65      **Liens & Judgments:** Are you aware of any judgments, tax liens, mechanic's liens, notices of default, or assessments currently pending or recorded against the Property?

66      **Violations & Ordinances:** Are you aware of any notices of potential or unresolved violations of any of the following: Zoning, Building Codes, Utility Service, Sanitary Health Regulations, Municipal Ordinances, or Covenants, Conditions, and Restrictions (CC&Rs)?

67      **Illegal/Non-Conforming Use:** Are you aware of any past or present non-conforming or illegal uses of the Property (i.e., renting without a required license, operating a business in a residential zone, or unpermitted "grandfathered" uses)?

68      **Litigation:** Are you aware of any existing or threatened legal actions, lawsuits, or arbitration proceedings affecting the Property?

69      **Encroachments & Boundaries:** Are you aware of any boundary disputes or any encroachments (i.e., fences, walls, or structures) extending onto the Property from a neighbor's land, or from the Property onto a neighbor's land?

70      **Easements:** Are you aware of any unrecorded easements, rights-of-way, or access agreements affecting the Property (i.e., shared driveways, irrigation ditches, or utility access paths not shown on the title report)?

71    If "Yes" to any of the previous questions, please describe: \_\_\_\_\_  
72 \_\_\_\_\_  
73 \_\_\_\_\_  
74 \_\_\_\_\_  
75 \_\_\_\_\_  
76 \_\_\_\_\_  
77 \_\_\_\_\_  
78 \_\_\_\_\_  
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80 \_\_\_\_\_  
81 \_\_\_\_\_  
82 \_\_\_\_\_  
83 \_\_\_\_\_  
84 \_\_\_\_\_

## Homeowners Association (HOA) & Community Districts

85 **If Property Governed by a Homeowners Association (HOA)**

### Primary Association Information

86 Association Name: \_\_\_\_\_

87 Management Company Name (if applicable): \_\_\_\_\_

88 Contact: \_\_\_\_\_

89 Email: \_\_\_\_\_ Phone: \_\_\_\_\_

90 Website: \_\_\_\_\_

91 Association Dues: \$ \_\_\_\_\_ Payable:  Monthly  Quarterly  Semi-Annually  Annually

92  Other: \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

## Secondary Association Information

93 Association Name: \_\_\_\_\_  
94 Management Company Name (if applicable): \_\_\_\_\_  
95 Contact: \_\_\_\_\_  
96 Email: \_\_\_\_\_ Phone: \_\_\_\_\_  
97 Website: \_\_\_\_\_  
98 Association Dues: \$ \_\_\_\_\_ Payable:  Monthly  Quarterly  Semi-Annually  Annually  
99  Other: \_\_\_\_\_

100 *Advisory: Buyer is advised to independently verify all HOA fees, CC&Rs, and financial restrictions during the Due Diligence Period.*

Mark below: (Y) for Yes, (N) for No

Y      N

102   **Transfer & Capital Fees:** To your knowledge, does the HOA, Management Company, or other governing body charge any fees upon transfer of ownership (i.e., Transfer Fee, Capital Improvement Fee, Disclosure Fee, or "Enhancement" Fee)?

105   **Litigation & Disputes:** Are you aware of any past or ongoing litigation, arbitration, or formal disputes involving the HOA (either as plaintiff or defendant), or any disputes between the HOA and the current Property owner?

108   **CFDs & Special Districts:** Is the Property located within a Community Facilities District (CFD) or Special Improvement District that results in an additional tax assessment or lien on the Property?

110   **Assessments & Liens:** Are you aware of any pending or proposed special assessments (for repairs, capital improvements, etc.) that have not yet been billed, or any unpaid dues or liens currently recorded against the Property?

113   **Violations:** Are you aware of any unresolved violations or notices of non-compliance from the HOA regarding the Property (i.e., paint color, landscaping, parking, or unapproved additions)?

115 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

116 \_\_\_\_\_  
117 \_\_\_\_\_  
118 \_\_\_\_\_

## Access and Use

119 Who maintains the road/street to the Property?  
120  Public  County  City  Homeowners' Association  Private  Not Maintained

Mark below: (Y) for Yes, (N) for No

Y      N

121   **Legal & Physical Access:** Are you aware of any problems with legal or physical access to the Property (i.e., landlocked parcels, blocked easements, or disputed access points)?

122   **Paths & Roadways:** Are you aware of any public or private use paths or roadways on or across the Property (i.e., shared driveways, hiking trails, or unauthorized shortcuts)?

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

123 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_  
124 \_\_\_\_\_  
125 \_\_\_\_\_  
126 \_\_\_\_\_  
\_\_\_\_\_

## Building Structure & Modifications

### Building Structure

127 Approximate age of roof: \_\_\_\_\_  
128 Roof material (i.e., Shingle, Tile, Foam): \_\_\_\_\_

Mark below: (Y) for Yes, (N) for No

Y      N

129         **Roof:** Are you aware of any past or present leaks, defects, dry rot, or moisture issues with the roof, skylights, or gutters? Or has any portion of the roof been repaired, replaced, or recoated during your ownership?

132         **Foundation & Structure:** Are you aware of any past or present movement, shifting, cracking, or settlement in the foundation, slab, or walls? Or has the foundation/structure ever been repaired (i.e., underpinning, mud-jacking, epoxy injection, or post-tension repair)?

135         **Exterior & Hardscape:** Are you aware of any problems with the exterior siding/stucco (i.e., delamination), windows/doors, or with the driveway, walkways, or retaining walls? Or have any repairs been performed on these items?

138 If 'Yes', please describe the known condition or defect. If a repair or replacement was performed, please provide the approximate date, the name of the licensed contractor (if known), and details regarding any transferable warranties: \_\_\_\_\_  
141 \_\_\_\_\_  
142 \_\_\_\_\_  
143 \_\_\_\_\_

### Modifications

Mark below: (Y) for Yes, (N) for No

Y      N

144         **Seller Additions / Remodels:** During your ownership, have you remodeled, made any room additions, converted spaces (i.e., garage to living space), or made structural modifications? (Exclude cosmetic upgrades like paint/carpet).

147         **Prior Work (Unknown History):** To your knowledge, did any former owners or tenants make any additions, structural changes, or conversions to the Property?

148 If 'Yes' to any of the previous questions, describe the work and indicate if building permits were obtained and finalized, if the work was performed by a licensed contractor, and if HOA approval was required and obtained: \_\_\_\_\_  
150 \_\_\_\_\_  
151 \_\_\_\_\_  
152 \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

## Building Systems

### Electrical & Security

153 Wiring Type (Check all that apply):  Copper  Aluminum  Other: \_\_\_\_\_

Mark below: (Y) for Yes, (N) for No

Y      N

154   **System Condition:** Are you aware of any past or present problems with the electrical service panel (breaker box), switches, outlets, or flickering lights?

156   **Aluminum Wiring:** If aluminum wiring is present, has it been pig-tailed with copper connectors or retrofitted by a licensed electrician?

158   **Specialized Systems:** Does the Property have a Security System, Smart Home Hub, or EV Charging Station?

160 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

161 \_\_\_\_\_

162 \_\_\_\_\_

### Plumbing System

163 Water Pipes Type (Check all that apply):  Copper  Galvanized  PVC  CPVC  PEX

164  Polybutylene  Other: \_\_\_\_\_

165 Water Heater Type (Check one):  Gas  Electric  Solar  Tankless

166 Approximate age: \_\_\_\_\_

167 Water Treatment Type (Check all that apply):  Filtration  RO  Softener  Not Available

Mark below: (Y) for Yes, (N) for No

Y      N

168   **Leaks & Pressure:** Are you aware of any past or present plumbing leaks, water pressure problems, noisy pipes, or slow drains?

170   **Water Heater Problems:** Are you aware of any past or present problems with the Water Heater (i.e., leaking, rust, insufficient hot water)?

172   **Water Treatment Problems:** Are you aware of any past or present problems or malfunctions with the water treatment systems (i.e., leaks, salt bridge, noise, or regeneration failures)?

174 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

175 \_\_\_\_\_

176 \_\_\_\_\_

### Heating / Cooling / Fireplace

177 Heating Type: \_\_\_\_\_ Approximate age: \_\_\_\_\_

178 Cooling Type: \_\_\_\_\_ Approximate age: \_\_\_\_\_

179 Last Service Date: \_\_\_\_\_ Company: \_\_\_\_\_

180 Fireplace Type:  Gas  Wood  Propane

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

Mark below: (Y) for Yes, (N) for No

**Y      N**

181   **HVAC Issues:** Are you aware of any past or present problems with the Heating or Air Conditioning (i.e., not cooling, noise, airflow issues, or condensate leaks)

183   **Fireplace:** Are you aware of any past or present problems with the fireplace, chimney, flue, or gas log starter?

185 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

186 \_\_\_\_\_

187 \_\_\_\_\_

188 \_\_\_\_\_

189 \_\_\_\_\_

### **Fixtures, Equipment & Appliances**

Mark below: (Y) for Yes, if you are aware of a problem or malfunction, (N) for No, if you are not aware of problems or malfunctions, (NA) for Not Applicable, if item is not present.

**Y      N      NA**

190    Range / Oven / Stove

**Y      N      NA**

Ceiling Fans

191    Microwave

Central Vacuum

192    Dishwasher

Garage Door Opener

193    Garbage Disposal

Pool / Spa Equipment

194    Refrigerator

Smart Home / Intercom

195    Washer / Dryer

Satellite / Media System

196    Smoke / CO Detectors

Irrigation / Sprinklers

197    Fire Sprinklers

Attic / Bath Vent Fans

198 Is any equipment on the Property leased or tenant owned? (If yes, please list and describe which equipment is leased or tenant owned):

200 \_\_\_\_\_

201 \_\_\_\_\_

202 \_\_\_\_\_

203 \_\_\_\_\_

204 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

205 \_\_\_\_\_

206 \_\_\_\_\_

207 \_\_\_\_\_

208 \_\_\_\_\_

**Buyer Initials** \_\_\_\_\_

**Seller Initials** \_\_\_\_\_

## Utilities

Mark below: (A) for Available, (NA) for Not Available

	A	NA	Service	Provider			
209	<input type="checkbox"/>	<input type="checkbox"/>	Cable/Satellite	_____			
210	<input type="checkbox"/>	<input type="checkbox"/>	Electricity	_____			
211	<input type="checkbox"/>	<input type="checkbox"/>	Fire Service	_____			
212		<input type="checkbox"/>	Public	<input type="checkbox"/> Private/Pay			
213	<input type="checkbox"/>	<input type="checkbox"/>	Flood Irrigation	_____			
214	<input type="checkbox"/>	<input type="checkbox"/>	Fuel	_____			
215		<input type="checkbox"/>	Natural	<input type="checkbox"/> Propane	<input type="checkbox"/> Oil	<input type="checkbox"/> Owned	<input type="checkbox"/> Leased (Attach if available)
216	<input type="checkbox"/>	<input type="checkbox"/>	Garbage Collection	_____			
217		<input type="checkbox"/>	Public	<input type="checkbox"/> Private			
218	<input type="checkbox"/>	<input type="checkbox"/>	Internet	_____			
219	<input type="checkbox"/>	<input type="checkbox"/>	Sewer	_____			
220	<input type="checkbox"/>	<input type="checkbox"/>	Telephone Service	_____			
221	U.S. Postal Service delivery is available at:	<input type="checkbox"/>	Property	<input type="checkbox"/> Post Office	<input type="checkbox"/> Cluster Box		
222	<input type="checkbox"/> Other:	_____					
223	Are you aware of any past or present problems with utility service to the Property or with any of the utility service						
224	systems, for example, poor phone or internet reception, etc?	<input type="checkbox"/> Yes	<input type="checkbox"/> No				
225	If "Yes", please describe:	_____					
226	_____						
227	_____						
228	_____						

**sample**

## Alternate Power Systems

Mark below: (O) for Owned, (L) for Leased, (NA) for Not Available. Provide the Buyer with copies of all relevant lease agreements.

	O	L	NA	Service
229	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar
230	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wind
231	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Generator
233	<b>System Condition:</b> Are there any known issues or problems with the alternate power systems?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
234	If "Yes", please describe:	_____		
235	_____			
236	_____			

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

## Water Supply

237 **Domestic Water Source Type:**  Public  Private  Hauled  Private Well  Shared Well

238 Provider Name: \_\_\_\_\_

239 **If "Well" was selected above:**

240 Known depth: \_\_\_\_\_

241 Source: \_\_\_\_\_

242 Repair Needs: \_\_\_\_\_

243 ADWR Well Registration Number: \_\_\_\_\_

*Mark below: (Y) for Yes, (N) for No*

**Y      N**

244   **Water Quality & System Issues:** Are you aware of any past or present problems with any water service, water source, or water system provided to the Property (i.e., water quality issues, inadequate or excessive water pressure, faulty pumps, well issues, etc.)?

247   **Water Rights:** Are you aware of any grandfathered water rights associated with the Property (i.e., Type I, Type II, or Irrigation rights)? *(If yes, please attach a copy of water share certificates).*

249   **Shared Agreements:** Do you share a well, spring, or other water source with any other person or entity? *(If yes, please attach a copy of any sharing agreement).*

251 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

252 \_\_\_\_\_

253 \_\_\_\_\_

254 \_\_\_\_\_

255 \_\_\_\_\_

256 \_\_\_\_\_

## Sewer/Wastewater

257 Sewer/wastewater system provider (Check all applicable):

258  Public Sewer  Wastewater Treatment Facility  None  Other: \_\_\_\_\_

259 If "Wastewater Treatment Facility" was selected above:

260 Type of System: \_\_\_\_\_

261 Approximate Installation Year: \_\_\_\_\_

262 Repair needs: \_\_\_\_\_

263 Date of last inspection or pumping: \_\_\_\_\_

*Mark below: (Y) for Yes, (N) for No*

**Y      N**

264   **System Issues:** Are you aware of any past or present problems with the sewer or wastewater facility or any components (i.e., broken or damaged lines, root intrusion, etc.)?

266   **Repair History:** To your knowledge, has the sewer line or wastewater facility or any component been repaired or replaced?

**Buyer Initials** \_\_\_\_\_

**Seller Initials** \_\_\_\_\_

Y      N

268      **Connection Coverage:** To your knowledge, is the entire Property connected to a sewer?

269        *If no, please describe:* \_\_\_\_\_

270 \_\_\_\_\_

271 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

272 \_\_\_\_\_

273 \_\_\_\_\_

274 \_\_\_\_\_

275 \_\_\_\_\_

## Swimming Pool / Spa / Hot Tub

276 Does the Property contain any of the following? (*If No, skip this section*):

277  Swimming Pool     Spa     Hot Tub     Sauna     Water Feature

*Mark below: (Y) for Yes, (N) for No*

Y      N

278      **System Issues:** Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?

280      **Violations:** Are you aware of any notices of violation regarding the pool barrier?

281 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

282 \_\_\_\_\_

283 \_\_\_\_\_

284 \_\_\_\_\_

285 \_\_\_\_\_

## Environmental & Hazardous Conditions

*Mark below: (Y) for Yes, (N) for No*

### Soil & Geology

Y      N

286      **Soil Instability:** Are you aware of any settlement, expansion, heaving, or slippage of the soil, or any Earth Fissures or subsidence on the Property or adjoining properties?

288      **Drainage & Debris:** Are you aware of any drainage issues, standing water, or grading issues? Or does the Property contain any buried debris, underground tanks, or landfills?

290 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

291 \_\_\_\_\_

292 \_\_\_\_\_

293 \_\_\_\_\_

294 \_\_\_\_\_

**Buyer Initials** \_\_\_\_\_

**Seller Initials** \_\_\_\_\_

## Pests & Organisms

Y      N

295      **Pests & Infestation:** Are you aware of any past or present presence of (or damage caused by) pests including but not limited to termites, scorpions, snakes, roof rats, bed bugs, or dry rot?

297      **Treatment:** Have there been any past treatments for pest?

298 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

299 \_\_\_\_\_

300 \_\_\_\_\_

301 \_\_\_\_\_

302 \_\_\_\_\_

303 \_\_\_\_\_

## Hazards & Noise

Y      N

304      **Hazardous Materials:** Are you aware of the presence of Asbestos, Lead-Based Paint, Radon Gas, Urea-Formaldehyde, Solvents, or other toxic substances on the Property?

306      **Drug Laboratory:** To your knowledge, has the Property ever been used as a clandestine drug laboratory or for the manufacturing of methamphetamine, ecstasy, LSD, or any other illegal drug?

308      **Noise & Odors:** Are you aware of any permanent nuisances (i.e., odors, smoke, noise, or vibrations) from surrounding properties, commercial businesses, or flight paths?

310      **Airport:** Is the Property located within the vicinity of an airport?

311      **Military Airport:** Is the Property located in the vicinity of a Military Airport or Ancillary Military Facility?

312 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

313 \_\_\_\_\_

314 \_\_\_\_\_

315 \_\_\_\_\_

316 \_\_\_\_\_

317 \_\_\_\_\_

## Water Intrusion, Mold & Flood Status

Y      N

318      **Water Damage & Mold:** Are you aware of any past or present water leakage, accumulation, or dampness (in walls, basement, crawlspace) or any past or present mold growth?

320      **Flood Status:** To your knowledge, is the Property located in a Floodway or Floodplain (i.e., Zone A or AE), or has any portion of the Property ever been subject to flooding?

322 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_

323 \_\_\_\_\_

324 \_\_\_\_\_

325 \_\_\_\_\_

326 \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

## Square Footage

327 The source(s) of the square footage used in the marketing of the Property and the related improvements at the  
328 Property include the following (check applicable box):  County Records  Appraisal  Building Plans  
329  Other: \_\_\_\_\_

330 County records are not intended to be used by Buyer as the primary source of information regarding the square  
331 footage of the Property and related improvements. Seller represents that any figures provided in any documents  
332 regarding the square footage or acreage of the Property are not based on any personal measurements by Seller. If  
333 the square footage or acreage of the Property is a material concern to Buyer, Buyer is advised to verify the square  
334 footage or acreage through any independent sources deemed appropriate by Buyer.

335 BUYER IS ADVISED NOT TO RELY ON SELLER OR ANY BROKER/AGENT REGARDING THE SQUARE  
336 FOOTAGE OF THE PROPERTY, RELATED IMPROVEMENTS OR ACREAGE.

## Insurance & Warranties

Mark below: (Y) for Yes, (N) for No

Y      N

337   **Insurance Claims:** During your ownership of the Property, have you filed any insurance claims based  
338 on loss or damage to the Property?

339   **HOA Insurance Claims:** If the Property is part of a condominium or other HOA, do you know if the  
340 HOA has filed any insurance claims for loss or damage to any portion of the development?

341   **Unused Insurance Proceeds:** Has the Seller collected insurance payments for damage and not used  
342 the proceeds for repairs?

343   **Transferable Warranties:** Are you aware of any transferable warranties currently in place for the Roof,  
344 Foundation, Windows, Siding, or Pest Control?

345 If "Yes" to any of the previous questions, please describe: \_\_\_\_\_  
346 \_\_\_\_\_  
347 \_\_\_\_\_  
348 \_\_\_\_\_

## Additional Disclosures

349 What other facts are you aware of concerning the Property's condition that could materially and adversely affect  
350 the value of the Property?

351 \_\_\_\_\_  
352 \_\_\_\_\_  
353 \_\_\_\_\_  
354 \_\_\_\_\_  
355 \_\_\_\_\_  
356 \_\_\_\_\_  
357 \_\_\_\_\_

Buyer Initials \_\_\_\_\_

Seller Initials \_\_\_\_\_

## Verification by Seller

358 Seller verifies that Seller prepared this disclosure form, and that the information contained in this disclosure  
359 is accurate and complete to the best of the Seller's knowledge as of the date signed by the Seller below.  
360 SELLER UNDERSTANDS AND AGREES THAT SELLER WILL UPDATE THIS DISCLOSURE FORM IF ANY  
361 INFORMATION CONTAINED IN THIS CONTRACT BECOMES INACCURATE OR INCORRECT IN ANY WAY  
362 PRIOR TO THE CLOSE OF ESCROW. Seller shall notify Buyer in writing immediately upon discovery of any  
363 changes. Seller authorizes the Seller's Brokerage to provide copies of this disclosure form to prospective Buyers  
364 and to real estate brokers and agents. This disclosure form is not a warranty of any kind. If Buyer and Seller enter  
365 into a Purchase Contract for the Property, and such Purchase Contract includes, excludes, or is conditioned on  
366 any item referenced in this disclosure, then to the extent there is a conflict between the Purchase Contract and  
367 any representations contained in this disclosure, the terms of the Purchase Contract shall prevail.

368 \_\_\_\_\_  
Seller Signature \_\_\_\_\_ Date  
369 \_\_\_\_\_  
Seller Signature \_\_\_\_\_ Date  
Seller Signature \_\_\_\_\_ Date  
Seller Signature \_\_\_\_\_ Date

## Acknowledgment of Receipt by Buyer

370 Although the Seller is obligated to disclose any known facts about the Property that materially and adversely affect  
371 the value of the Property, there are likely facts about the Property's condition that the Seller does not know. It is  
372 important that the Buyer take an active role in obtaining information about the Property. Buyer acknowledges that it  
373 is Buyer's obligation to investigate the Property and therefore, Buyer shall:  
374 (i) Review this form and attachments carefully with trusted professionals to verify all important information.  
375 (ii) Ask Seller in writing about any incomplete or inadequate responses.  
376 (iii) Inquire about any concerns not addressed in this form.  
377 (iv) Review all other documents that pertain to the Property, such as CC&Rs, association bylaws, surveys, rules,  
378 and the title report or commitment, etc.  
379 (v) Obtain professional inspections of the Property.  
380 (vi) Investigate the surrounding area.

381 Buyer's signature below acknowledges Buyer's receipt of the completed Residential Resale Disclosure Statement.

382 \_\_\_\_\_  
Buyer Signature \_\_\_\_\_ Date  
383 \_\_\_\_\_  
Buyer Signature \_\_\_\_\_ Date  
Buyer Signature \_\_\_\_\_ Date  
Buyer Signature \_\_\_\_\_ Date