



ORDINANCE COMPLIANCE

Local Option Disclosure

Prepared by: Agent _____ Phone _____
 Broker _____ Email _____

REAL ESTATE TRANSFER DISCLOSURE STATEMENT

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 ORDINANCE NO. _____ OF THE _____ CITY OR COUNTY CODES AS OF _____, 20____. 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. [Calif. Civil Code §1102.6a]

DATE: _____, 20____, at _____, California.

1. This disclosure statement is prepared for the following:

- Seller's Listing Agreement Exchange Agreement
 Purchase Agreement Option to Buy

- 1.1 dated _____, 20____, at _____, California,
 1.2 entered into by _____
 1.3 regarding real estate referred to as _____

SELLER'S INFORMATION:

2. 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.

2.1 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.

3. THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AS REQUIRED BY THE CITY OR COUNTY OF _____, 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.

- 3.1 _____
 3.2 _____

(Example: Adjacent land is zoned for timber production which may be subject to harvest.)

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

5. 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.

6. A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Date: _____, 20____
 Buyer: _____
 Buyer: _____
Buyer's Broker:
 Date: _____, 20____
 Agent/Broker: _____
 DRE #: _____

By: _____
 (Associate Licensee or Broker — Signature)

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Date: _____, 20____
 Seller: _____
 Seller: _____
Seller's Broker:
 Date: _____, 20____
 Agent/Broker: _____
 DRE #: _____

By: _____
 (Associate Licensee or Broker — Signature)