

SELLER'S NEIGHBORHOOD SECURITY DISCLOSURE

Addendum

NOTE: This form is used by an owner's agent when preparing a marketing package which includes information addressing security on or about a property they have listed for sale or lease, or on demand from a prospective buyer/tenant or their agent, to prepare a disclosure for delivery to prospective buyers of facts known or readily available about security conditions on or in the area of the property.

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

1. This disclosure statement concerns real estate situated in the City of _____, County of _____, California, referred to as _____

2. The disclosures contained in this statement are those of Owner and limited to the facts known or understood to exist about security conditions on the property.

2.1 Owner has, or has not, obtained an investigative report into the adequacy of security arrangements on the property.

2.2 This statement is not a substitute for a due diligence investigation by any actual or prospective buyer into security conditions on the property.

2.3 Brokers may provide a copy of this statement to buyers of the property who have entered into a purchase agreement with Owner, or any prospective buyer of the property.

3. Security Precautions:

3.1 Steps taken by Owner or prior owner to prevent security breaches include:

- None
- Additional lighting; where installed _____
- Gates, fencing; where placed _____
- Guards or watchmen
- Patrols; how managed _____
- Alarms; how managed _____
- Surveillance cameras; how managed _____
- _____

3.2 Steps under consideration or recommended to prevent security breaches include:

- None
- _____

4. Conduct on the property by tenants, or their pets or visitors, which has endangered another person or their property include:

- None
- Current tenants have assaulted others or stolen or vandalized the property of others.
 - Pets maintained on the property have harmed others or appear to or have the propensity to physically harm others.
 - Visitors or trespassers have assaulted others on the property or stolen or vandalized property during the past two or _____ years.

4.1 What has been Owner's response to any of the above checked actual or potential security breaches?

5. Specific criminal activities on the property during the past two or _____ years include:

- 5.1 None
- 5.2 Thefts, robberies, burglaries of property (vehicles, equipment, plants, fire equipment, tenant's or manager's belongings, etc.) _____

- 5.3 Vandalism to property of Owner or others (type and frequency) _____

- 5.4 Trespass or other unauthorized entry to the property which resulted in a loss (type and frequency)

- 5.5 Assault on anyone on the property, and if injury resulted (type and frequency) _____

- 5.6 If, within the past two or _____ years, a crime was reported to the police or sheriff, what recommendation(s) for security and prevention of similar crimes were made by the police or sheriff

- 5.7 If a claim was made during the past two or _____ years under insurance policies by Owner or tenants for any crimes, what, if any, were the security precautions recommended by the insurer's representatives

- 5.8 Any demands made on Owner by tenants for security steps to be taken to prevent crime during the past two or _____ years _____

Owner:
The information contained in the disclosure is true and correct.
Date: _____, 20_____

Owner's Signature: _____

Owner's Signature: _____

Buyer:
I acknowledge receipt of this disclosure.
Date: _____, 20_____

Buyer's Signature: _____

Buyer's Signature: _____