

UNIQUE FACTORS AND CONDITIONS AFFECTING PROPERTY

NOTE: This form is used by a seller agent for inclusion in a marketing package for the sale, exchange, lease or option of a one-to-four unit residential property, or as an addendum to a counteroffer, to disclose the existence of unique factors or conditions which may adversely affect the value or use of the property.

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

Items left blank or unchecked are not applicable.

FACTS:

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

Check only those that apply. Use the space provided below to provide an explanation of any of the checked items.

1. NOTICE OF DEATH:

- 1.1 A death occurred on the property within the three years preceding the date of this disclosure.

Manner of death (when known): _____.

Note: Seller is not required to disclose the cause of death if it was related to AIDS/HIV.

- 1.2 A death occurred on the property greater than three years ago which may have a material effect on the value or desirability of the property (e.g., a notorious or highly publicized event).

Details: _____.

- 1.3 In response to a direct inquiry from Buyer regarding any deaths on the property regardless of when they occurred, Seller provides the following information: _____.

2. NOTICE OF AIRPORT IN VICINITY:

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

3. NOTICE OF RIGHT TO FARM:

This property is located within one mile of a farm or ranch land designated on the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to, noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides.

These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance.

4. NOTICE OF SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION JURISDICTION:

This property is located within the jurisdiction of the San Francisco Bay Conservation and Development Commission. Use and development of property within the commission's jurisdiction may be subject to special regulations, restrictions, and permit requirements. You may wish to investigate and determine whether they are acceptable to you and your intended use of the property before you complete your transaction.

5. NOTICE OF MINING OPERATIONS:

This property is located within one mile of a mine operation for which the mine owner or operator has reported mine location data to the Department of Conservation pursuant to Section 2207 of the Public Resources Code. Accordingly, the property may be subject to inconveniences resulting from mining operations. You may wish to consider the impacts of these practices before you complete your transaction.

6. NOTICE OF INDUSTRIAL USE ZONE:

The property is located in or next to an Industrial Use Zone which allows manufacturing or commercial uses, or is affected by a nuisance resulting from its proximity to an Industrial Use Zone.

7. NOTICE OF STATE OR FEDERAL ORDINANCE:

The property is located within one mile of a former state or federal ordinance location, such as those used for military training purposes. An area used for military training may potentially contain explosive munitions.

8. NOTICE OF CONTAMINATION OF A CONTROLLED SUBSTANCE:

The property or immediate vicinity has been identified by a governmental health official as being contaminated by methamphetamine or another controlled substance in the prior three years.

8.1 When the property was the site of a former meth lab, the property has been cleaned of hazardous materials by an authorized and certified contractor and the property is suitable for habitation.

9. NOTICE OF INSURANCE CLAIM AFFECTING THE PROPERTY:

An insurance claim affecting the property has been filed within the previous five years. A prior insurance claim may increase the cost of insuring the property for subsequent owners.

10. NOTICE OF DOMESTIC WATER STORAGE TANK:

This property has a domestic water storage tank provided by a county, community water system, local public agency, or nonprofit organization, pursuant to Section 13194 of the Water Code. The domestic water storage tank was made available to households that had a private water well that had gone dry, or had been destroyed due to drought, wildfire, other natural disasters, or was otherwise nonfunctioning. The domestic water storage tank provided pursuant to Section 13194 of the Water Code might not convey with the real property. Due to the water well issues that led to this property obtaining assistance pursuant to Section 13194 of the Water Code, the buyer is advised to have an inspection of the water well and to have a professional evaluate the availability of water to the property to ensure it suits the purposes for which the buyer is purchasing the property.

11. NOTICE OF OTHER CONDITIONS AFFECTING THE PROPERTY OR IMMEDIATE VICINITY:

12. _____

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.
The information contained in this disclosure is true and correct.

Date: _____, 20____

Seller: _____

Seller Broker:

Date: _____, 20____

Agent/Broker: _____

DRE#: _____

By: _____
(Associate Licensee or Broker – Signature)

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

Date: _____, 20____

Buyer: _____

Buyer Broker:

Date: _____, 20____

Agent/Broker: _____

DRE#: _____

By: _____
(Associate Licensee or Broker – Signature)