



**CONDITION OF PROPERTY**

Transfer Disclosure Statement (TDS)

Prepared by: Agent \_\_\_\_\_  
Broker \_\_\_\_\_

Phone \_\_\_\_\_  
Email \_\_\_\_\_

This disclosure statement is prepared for the following:

- Seller's listing agreement
- Purchase agreement
- Counteroffer \_\_\_\_\_
- \_\_\_\_\_

dated \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_, California,  
 entered into by \_\_\_\_\_,  
 and \_\_\_\_\_,  
 regarding property referred to as \_\_\_\_\_

**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 SECTION 1102 OF THE CIVIL CODE 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.

**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  
 zones 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: \_\_\_\_\_

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 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):\*

- Range, Dishwasher, Washer/Dryer Hookups, Burglar Alarms, TV Antenna, Central Heating, Wall/Window Air Conditioning, Septic Tank, Patio/Decking, Sauna, Hot Tub, Locking Safe Cover\*, Security Gate(s), Oven, Trash Compactor, Carbon Monoxide Device(s), Satellite Dish, Central Air Conditioning, Sprinklers, Sump Pump, Built-in Barbecue, Water-conserving plumbing fixtures, Pool, Child Resistant Barrier\*, Automatic Garage Door Opener(s)\*, Microwave, Garbage Disposal, Rain Gutters, Fire Alarm, Intercom, Evaporator Cooler(s), Public Sewer System, Water Softener, Gazebo, Spa, Locking Safe Cover\*, Number of Remote Controls: \_\_\_\_\_

- Garage: Attached, Not Attached, Door Opener(s)\*, Carport, Not Attached, Electrical vehicle charging station, Separately metered
Pool/Spa Heater: Gas, Solar, Electric
Water Heater: Gas\*, Private Utility or Oher: \_\_\_\_\_

- Water Supply: City, Well
Gas Supply: Utility, Bottled
Window Screens, Window Security Bars, Quick-Release Mechanism on Bedroom Windows\*

Exhaust Fan(s) in \_\_\_\_\_ 220 Volt Wiring in \_\_\_\_\_
Fireplace(s) in \_\_\_\_\_ Gas Starter \_\_\_\_\_
Roof(s): Type \_\_\_\_\_ Age: \_\_\_\_\_ (approx.)
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 pages if necessary): \_\_\_\_\_

[ ] Addendum attached.

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following?  Yes  No.

If yes, check appropriate boxes below.

- Interior Walls     Ceilings     Floor     Exterior Walls     Insulation     Roof(s)     Windows
- Doors     Foundation     Slab(s)     Driveways     Sidewalks     Walls/Fences
- Electrical Systems     Plumbing/Sewers/Septics
- Other Structural Components (Describe): \_\_\_\_\_

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If any of the above is checked, explain. (Attach additional pages if necessary): \_\_\_\_\_

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Addendum attached.

\*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with Section 13260) of Part 2 of Division 12 of, automatic reversing device standards as set forth in Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code.

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

1. Substances, materials or products which 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 of the structures from fire, earthquake, floods, or landslides . . . . .  Yes  No
10. Any zoning violations, nonconforming uses, 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 which 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 pages if necessary.): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  Addendum attached. [See ft Form 251]

- D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.
- 2. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

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: \_\_\_\_\_, 20\_\_\_\_

Seller: \_\_\_\_\_ Date: \_\_\_\_\_, 20\_\_\_\_

III

**SELLER'S AGENT'S INSPECTION DISCLOSURE**

(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 A 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: \_\_\_\_\_

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

Listing Broker: \_\_\_\_\_ DRE#: \_\_\_\_\_  
(Broker Representing Seller — Please Print)

By: \_\_\_\_\_ Date: \_\_\_\_\_, 20\_\_\_\_  
(Associate Licensee or Broker Signature)

IV

**AGENT'S INSPECTION DISCLOSURE**

(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: \_\_\_\_\_

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

Selling Broker: \_\_\_\_\_  
(Broker Obtaining the Offer — Please Print)

By: \_\_\_\_\_ Date: \_\_\_\_\_, 20\_\_\_\_  
(Associate Licensee or Broker Signature)

V

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/INSPECTIONS/DEFECTS.

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 Obtaining the Offer — Please Print)

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 Representing Seller — Please Print)

DRE #: \_\_\_\_\_

By: \_\_\_\_\_  
(Associate Licensee or Broker Signature)

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.