



**REAL ESTATE TRANSFER DISCLOSURE STATEMENT**  
(CALIFORNIA CIVIL CODE § 1102, ET SEQ.)  
(C.A.R. Form TDS, Revised 6/23)

☐ This property is a duplex, triplex or fourplex. A TDS is required for all units. This TDS is for all units (or ☐ only unit(s) \_\_\_\_\_).  
**THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF** Gardena, **COUNTY OF** Los Angeles, **STATE OF** CALIFORNIA,  
**DESCRIBED AS** 1712 W 146th St# Apt 2, Gardena, CA 90247.

**THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) 11-30-2023. 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 § 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone 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: \_\_\_\_\_  
Seller may have obtained a limited number of third-party inspections that will be supplied to Buyer at buyers request if available.  
☐ No substituted disclosures for this transfer.

**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:\***

- |   |  |   |  |
|---|--|---|--|
| <input checked="" type="checkbox"/> Range<br><input type="checkbox"/> Oven<br><input checked="" type="checkbox"/> Microwave<br><input checked="" type="checkbox"/> Dishwasher<br><input type="checkbox"/> Trash Compactor<br><input type="checkbox"/> Garbage Disposal<br><input type="checkbox"/> Washer/Dryer Hookups<br><input checked="" type="checkbox"/> Rain Gutters<br><input checked="" type="checkbox"/> Burglar Alarms<br><input type="checkbox"/> Carbon Monoxide Device(s)<br><input type="checkbox"/> Smoke Detector(s)<br><input type="checkbox"/> Fire Alarm<br><input type="checkbox"/> TV Antenna<br><input type="checkbox"/> Satellite Dish<br><input type="checkbox"/> Intercom<br><input checked="" type="checkbox"/> Central Heating<br><input checked="" type="checkbox"/> Central Air Conditioning<br><input type="checkbox"/> Evaporator Cooler(s) | Buyer is aware that the security system does not convey with sale of the home. Electronic Locksets, Kwikset 914 (or similar, present and in place) will be removed and replaced with a standard lock prior to the close of escrow. | <input type="checkbox"/> Wall/Window Air Conditioning<br><input type="checkbox"/> Sprinklers<br><input type="checkbox"/> Public Sewer System<br><input type="checkbox"/> Septic Tank<br><input type="checkbox"/> Sump Pump<br><input type="checkbox"/> Water Softener<br><input type="checkbox"/> Patio/Decking<br><input type="checkbox"/> Built-in Barbecue<br><input type="checkbox"/> Gazebo<br><input type="checkbox"/> Security Gate(s)<br><input checked="" type="checkbox"/> Garage:<br><input checked="" type="checkbox"/> Attached <input type="checkbox"/> Not Attached<br><input type="checkbox"/> Carport<br><input type="checkbox"/> Automatic Garage Door Opener(s)<br><input type="checkbox"/> Number Remote Controls _____<br><input type="checkbox"/> Sauna<br><input type="checkbox"/> Hot Tub/Spa:<br><input type="checkbox"/> Locking Safety Cover | <input type="checkbox"/> Pool:<br><input type="checkbox"/> Child Resistant Barrier<br><input type="checkbox"/> Pool/Spa Heater:<br><input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric<br><input checked="" type="checkbox"/> Water Heater:<br><input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric<br><input checked="" type="checkbox"/> Water Supply:<br><input checked="" type="checkbox"/> City <input type="checkbox"/> Well<br><input type="checkbox"/> Private Utility or<br>Other <u>Golden State Water Company</u><br><input checked="" type="checkbox"/> Gas Supply:<br><input checked="" type="checkbox"/> Utility <input type="checkbox"/> Bottled (Tank)<br><input type="checkbox"/> Window Screens<br><input type="checkbox"/> Window Security Bars<br><input type="checkbox"/> Quick Release Mechanism on<br>Bedroom Windows<br><input type="checkbox"/> Water-Conserving Plumbing Fixtures |
|---|--|---|--|
- Exhaust Fan(s) in \_\_\_\_\_ 220 Volt Wiring in \_\_\_\_\_ Fireplace(s) in Living room  
☐ Gas Starter ☒ Roof(s): Type: Shingles Age: 7 years (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 sheets if necessary): \_\_\_\_\_  
List of items in the home may not be complete. Any items remaining in home at time of sale will be left. Age of roof indicates it was replaced during prior ownership - Details unknown.

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

(\*see note on page 2)

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Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

Seller's Initials MM / \_\_\_\_\_



**REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 1 OF 3)**

Opendoor Brokerage Inc., 303 2nd St STE 600 South Tower San Francisco CA 94107  
Mark Biggins

Phone: 4807799000 Fax: \_\_\_\_\_  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)

Property Address: 1712 W 146th St Apt 2, Gardena, CA 90247 Date: 11-30-2023.

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? ☐ Yes ☒ No. If yes, check appropriate space(s) below.

☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Exterior Walls ☐ Insulation ☐ Roof(s) ☐ Windows ☐ Doors ☐ Foundation ☐ Slab(s)  
☐ Driveways ☐ Sidewalks ☐ Walls/Fences ☐ Electrical Systems ☐ Plumbing/Sewers/Septics ☐ Other Structural Components

(Describe: Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.)

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

\*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 § 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with § 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with § 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. § 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1994, to be equipped with water-conserving plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not comply with § 1101.4 of the Civil 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&R's 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, claims for damages by the Seller pursuant to § 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to § 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to § 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to § 910 or 914 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 sheets if necessary.): \_\_\_\_\_

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property.

2. Property is a townhome, party walls present. 12) Buyer to confirm CC&Rs per neighborhood.

13/14) HOA Name: Gardena Estates Villas Homeowner's Association (VITCO PROPERTIES), Phone no : (310) 328-0722 and main Fee: \$255.00 per month. Please see attached for HOA-related expenses provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information.

- D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with § 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 § 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. \_\_\_\_\_ Authorized Signer on Behalf of \_\_\_\_\_

Seller Megan Meyer Opendoor Property Trust I Date 11-30-2023.

Seller \_\_\_\_\_ Date \_\_\_\_\_



Property Address: **1712 W 146th St Apt 2, Gardena, CA 90247**

Date: **11-30-2023.**

### III. 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:**

- ☒ See attached Agent Visual Inspection Disclosure (AVID Form)  
☐ Agent notes no items for disclosure.  
☐ Agent notes the following items: \_\_\_\_\_

Agent (Broker Representing Seller) **Opendoor Brokerage Inc.**  
(Please Print)

By *Gabriel Valdez* Date **11-30-2023.**  
(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:**

- ☐ See attached Agent Visual Inspection Disclosure (AVID Form)  
☐ Agent notes no items for disclosure.  
☐ Agent notes the following items: \_\_\_\_\_

Agent (Broker Obtaining the Offer) \_\_\_\_\_  
(Please Print)

By \_\_\_\_\_ Date \_\_\_\_\_  
(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 AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.**

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

Seller *Megan Meyer* Authorized Signer on Behalf of **Opendoor Property Trust** Date **11-30-2023** Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent (Broker Representing Seller) **Opendoor Brokerage Inc.**  
(Please Print)

By *Gabriel Valdez* Date **11-30-2023.**  
(Associate Licensee or Broker Signature)

Agent (Broker Obtaining the Offer) \_\_\_\_\_  
(Please Print)

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

**§ 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.**

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REAL ESTATE BUSINESS SERVICES, LLC.  
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525 South Virgil Avenue, Los Angeles, California 90020



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**REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 3 OF 3)**

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## SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 6/23)

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS). It is used by the Seller to provide additional information when a TDS is completed. If Seller is exempt from completing a TDS, Seller should complete an Exempt Seller Disclosure (C.A.R. Form ESD) or may use this form instead:

**NOTE TO SELLER:** YOU ARE STRONGLY ADVISED TO CAREFULLY REVIEW THE DISCLOSURE INFORMATION ADVISORY (C.A.R. Form DIA) BEFORE YOU COMPLETE THIS SELLER PROPERTY QUESTIONNAIRE. ALL SELLERS OF CALIFORNIA REAL PROPERTY ARE REQUIRED TO PROVIDE VARIOUS DISCLOSURES, EITHER BY CONTRACT, OR BY STATUTE OR CASE LAW. MANY DISCLOSURES MUST BE MADE WITHIN CERTAIN TIME LIMITS. TIMELY AND THOROUGH DISCLOSURES HELP TO REDUCE DISPUTES AND FACILITATE A SMOOTH SALES TRANSACTION.

Seller makes the following disclosures with regard to the real property or manufactured home described as 1712 W 146th St Apt 2, Gardena, CA 90247, Assessor's Parcel No. 6103-030-048, situated in Gardena, County of Los Angeles California ("Property").

☐ This property is a duplex, triplex or fourplex. A SPQ is required for all units. This SPQ is for all units (or ☐ only unit(s) \_\_\_\_\_).

1. **Disclosure Limitation:** The following are representations made by the Seller and are not the representations of the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. This disclosure is not intended to be part of the contract between Buyer and Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker has not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.

2. **Note to Seller, PURPOSE:** To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Answer based on actual knowledge and recollection at this time.
- Something that you do not consider material or significant may be perceived differently by a Buyer.
- Think about what you would want to know if you were buying the Property today.
- Read the questions carefully and take your time.
- If you do not understand how to answer a question, or what to disclose or how to make a disclosure in response to a question, whether on this form or a TDS, you should consult a real estate attorney in California of your choosing. A broker cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you provide.

3. **Note to Buyer, PURPOSE:** To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Something that may be material or significant to you may not be perceived the same way by the Seller.
- If something is important to you, be sure to put your concerns and questions in writing (C.A.R. form BMI).
- Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
- Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.

4. **SELLER AWARENESS:** For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." A "yes" answer is appropriate no matter how long ago the item being asked about happened or was documented unless otherwise specified. Explain any "Yes" answers in the space provided or attach additional comments and check **paragraph 19**.

5. **DOCUMENTS:**

**ARE YOU (SELLER) AWARE OF...**

Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents (whether prepared in the past or present, including any previous transaction, and whether or not Seller acted upon the item), pertaining to (i) the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to the Seller ☐ Yes ☒ No

**Note: If yes, provide any such documents in your possession to Buyer.**

Explanation: \_\_\_\_\_

6. **STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED:**

**ARE YOU (SELLER) AWARE OF...**

- A. Within the last 3 years, the death of an occupant of the Property upon the Property ☐ Yes ☒ No  
(Note to seller: The manner of death may be a material fact to the Buyer, and should be disclosed, except for a death by HIV/AIDS.)
- B. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.) ☐ Yes ☒ No
- C. The release of an illegal controlled substance on or beneath the Property ☐ Yes ☒ No
- D. Whether the Property is located in or adjacent to an "industrial use" zone ☐ Yes ☒ No  
(In general, a zone or district allowing manufacturing, commercial or airport uses.)
- E. Whether the Property is affected by a nuisance created by an "industrial use" zone ☐ Yes ☒ No
- F. Whether the Property is located within 1 mile of a former federal or state ordnance location  
(In general, an area once used for military training purposes that may contain potentially explosive munitions.) ☐ Yes ☒ No
- G. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision ☒ Yes ☐ No

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Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

Seller's Initials MM / \_\_\_\_\_



### SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 1 OF 4)

Opendoor Brokerage Inc., 303 2nd St STE 600 South Tower San Francisco CA 94107  
Mark Biggins

Phone: 4807799000 Fax: \_\_\_\_\_  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwlf.com](http://www.lwlf.com)

Property Address: **1712 W 146th St# Apt 2, Gardena, CA 90247**

- H. Insurance claims affecting the Property within the past 5 years ..... ☐ Yes ☒ No  
I. Matters affecting title of the Property ..... ☐ Yes ☒ No  
J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3 ..... ☒ Yes ☐ No  
K. Material facts or defects affecting the Property not otherwise disclosed to Buyer ..... ☐ Yes ☒ No  
Explanation, or ☐ (if checked) see attached: **J) Seller has not inspected for plumbing fixtures, buyer should verify compliance per local codes.**  
**G) Property is part of HOA.**

7. **REPAIRS AND ALTERATIONS:** **ARE YOU (SELLER) AWARE OF...**  
A. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) ..... ☐ Yes ☒ No  
B. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? ..... ☐ Yes ☒ No  
C. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) ..... ☐ Yes ☒ No  
D. Any part of the Property being painted within the past 12 months ..... ☒ Yes ☐ No  
E. Whether the Property was built before 1978 (if No, leave (a) and (b) blank)..... ☐ Yes ☒ No  
(a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed (if No, leave (b) blank) ..... ☐ Yes ☐ No  
(b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule ..... ☐ Yes ☐ No  
Explanation: **D) 25 % to 75 % painting done for the property.**

8. **STRUCTURAL, SYSTEMS AND APPLIANCES:** **ARE YOU (SELLER) AWARE OF...**  
A. Defects in any of the following (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances ..... ☒ Yes ☐ No  
B. The leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm system, or propane tank(s) ..... ☐ Yes ☒ No  
C. An alternative septic system on or serving the Property ..... ☐ Yes ☒ No  
Explanation: **A) Maximum floor repairs done and installed new LVP flooring in downstairs including kitchen and bathrooms. Replaced under-mount sink in kitchen. Installed new stainless steel dishwasher in kitchen.**

9. **DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:** **ARE YOU (SELLER) AWARE OF...**  
Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs ..... ☐ Yes ☒ No  
If yes, was federal flood disaster assistance conditioned upon obtaining and maintain flood insurance on the Property ..... ☐ Yes ☐ No  
(NOTE: If the assistance was conditioned upon maintaining flood insurance, Buyer is informed that federal law, 42 USC 5154a requires Buyer to maintain such insurance on the Property and if it is not, and the Property is damaged by a flood disaster, Buyer may be required to reimburse the federal government for the disaster relief provided.)  
Explanation:

10. **WATER-RELATED AND MOLD ISSUES:** **ARE YOU (SELLER) AWARE OF...**  
A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property ..... ☐ Yes ☒ No  
B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property... ☐ Yes ☒ No  
C. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood ..... ☐ Yes ☒ No  
Explanation:

11. **PETS, ANIMALS AND PESTS:** **ARE YOU (SELLER) AWARE OF...**  
A. Past or present pets on or in the Property ..... ☒ Yes ☐ No  
B. Past or present problems with livestock, wildlife, insects or pests on or in the Property ..... ☐ Yes ☒ No  
C. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above ..... ☐ Yes ☒ No  
D. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above ..... ☐ Yes ☒ No  
If so, when and by whom .....  
Explanation: **A) Previous seller had pet(s)-details unknown.**

12. **BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:** **ARE YOU (SELLER) AWARE OF...**  
A. Surveys, easements, encroachments or boundary disputes ..... ☐ Yes ☒ No

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Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

Seller's Initials **MM** / \_\_\_\_\_

**SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 2 OF 4)**

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Property Address: **1712 W 146th St# Apt 2, Gardena, CA 90247**

- B. Use access the Property, any part it, by anyone other than you, with or without permission, for any purpose, including but limited to, using maintaining roads, driveways other forms ingress egress other travel drainage ..... ☐ Yes ☒ No
- C. Use any neighboring property by you ..... ☐ Yes ☒ No
- Explanation: \_\_\_\_\_

**13. LANDSCAPING, PLANTS AND SPA:**

**ARE YOU (SELLER) AWARE OF...**

- A. Diseases infestations affecting trees, plants vegetation near the Property ..... ☐ Yes ☒ No
- B. Operational sprinklers the Property ..... ☐ Yes ☒ No
- (1) If yes, are they ☐ automatic ☐ manually operated.
- (2) If yes, are there any areas with trees, plants vegetation covered by the sprinkler system ..... ☐ Yes ☒ No
- C. A pool heater the Property ..... ☐ Yes ☒ No
- If yes, is it operational? ..... ☐ Yes ☒ No
- D. A spa heater the Property ..... ☐ Yes ☒ No
- If yes, is it operational? ..... ☐ Yes ☒ No
- E. Past present defects, leaks, cracks, repairs other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage other water-related decor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired ..... ☐ Yes ☒ No

Explanation: \_\_\_\_\_

**14. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICABLE)**

**ARE YOU (SELLER) AWARE OF...**

- A. Property being a condominium located in a planned unit development other common interest subdivision.... ☐ Yes ☒ No
- B. Any Homeowners' Association (HOA) which has any authority over the subject property..... ☒ Yes ☐ No
- C. Any "common area" (facilities such as pools, fitness centers, walkways, conference rooms, other areas connected in undivided interest with others) ..... ☒ Yes ☐ No
- D. CC&R's other deed restrictions obligations ..... ☒ Yes ☐ No
- E. Any pending proposed dues increases, special assessments, rules changes, insurance availability issues, litigation by against fines violations issued by a Homeowner Association Architectural Committee affecting the Property ..... ☐ Yes ☒ No
- F. CC&R's other deed restrictions obligations any HOA Committee that has authority over improvements made to the Property ..... ☒ Yes ☐ No
- (1) If Yes F, any improvements made to the Property inconsistent with any declaration restrictions HOA Committee requirement ..... ☐ Yes ☒ No
- (2) If Yes F, any improvements made to the Property without the required approval of an HOA Committee ..... ☐ Yes ☒ No

Explanation: **B).Property is part of HOA.**

**D) Buyer to confirm CC&Rs per neighborhood.**

**F) Contact HOA for specific guidelines and requirements.**

**15. TITLE, OWNERSHIP, LIENS, AND LEGAL CLAIMS:**

**ARE YOU (SELLER) AWARE OF...**

- A. Other than the Seller signing this form, any other person entity with an ownership interest ..... ☐ Yes ☒ No
- B. Leases, options claims affecting relating title use the Property ..... ☐ Yes ☒ No
- C. Past, present, pending threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice default, bankruptcy other court filings, government hearings affecting relating the Property, Homeowner Association neighborhood ..... ☐ Yes ☒ No
- D. Features the property shared in common with adjoining landowners, such as walls, fences and driveways, hose use responsibility maintenance may have an effect on the subject property..... ☐ Yes ☒ No
- E. Any encroachments, easements, boundary disputes, similar matters that may affect your interest in the subject property, whether in writing ..... ☐ Yes ☒ No
- F. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups any other person entity ..... ☐ Yes ☒ No
- G. Any PACE lien (such as HERO SCEIP) other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel material repair the Property ..... ☐ Yes ☒ No
- H. The cost of any alteration, modification, replacement, improvement, remodel material repair the Property being paid by an assessment on the Property tax bill ..... ☐ Yes ☒ No

Explanation: \_\_\_\_\_

**16. NEIGHBORS/NEIGHBORHOOD:**

**ARE YOU (SELLER) AWARE OF...**

- A. Neighborhood noise, nuisance other problems from sources such as, but limited to, the following: Neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks, freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, wildlife ..... ☐ Yes ☒ No

SPQ REVISED 6/23 (PAGE 3 OF 4)

Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

Seller's Initials **MM** / \_\_\_\_\_

**SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 3 OF 4)**

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)



Property Address: 1712 W 146th St# Apt 2, Gardena, CA 90247

B. Any past or present disputes or issues with a neighbor which might impact the use, development and enjoyment of the Property  
..... ☐ Yes ☒ No

Explanation: \_\_\_\_\_

**17. GOVERNMENTAL:**

**ARE YOU (SELLER) AWARE OF...**

- A. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property ..... ☐ Yes ☒ No
- B. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property ..... ☐ Yes ☒ No
- C. Existing or contemplated building or use moratoria that apply to or could affect the Property ..... ☐ Yes ☒ No
- D. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property ..... ☐ Yes ☒ No
- E. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals ..... ☐ Yes ☒ No
- F. Existing or proposed Government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable materials be removed ..... ☐ Yes ☒ No
- G. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property..... ☐ Yes ☒ No
- H. Whether the Property is historically designated or falls within an existing or proposed Historic District ..... ☐ Yes ☒ No
- I. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies ..... ☐ Yes ☒ No
- J. Any differences between the name of the city in the postal/mailling address and the city which has jurisdiction over the property ..... ☐ Yes ☒ No

Explanation: \_\_\_\_\_

**18. OTHER:**

**ARE YOU (SELLER) AWARE OF...**

- A. Any occupant of the Property smoking or vaping any substance on or in the Property, whether past or present .... ☐ Yes ☒ No
- B. Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth ..... ☐ Yes ☒ No
- C. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer ..... ☐ Yes ☒ No

Explanation: \_\_\_\_\_

19. ☐ (IF CHECKED) **ADDITIONAL COMMENTS:** The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

**Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this form is independent from any duty of disclosure that a real estate licensee may have in this transaction; and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.**

Authorized Signer on Behalf of

Seller Megan Meyer Opendoor Property Trust I Date 11-30-2023.  
Seller \_\_\_\_\_ Date \_\_\_\_\_

**By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Property Questionnaire form.**

Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Buyer \_\_\_\_\_ Date \_\_\_\_\_

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**SPQ REVISED 6/23 (PAGE 4 OF 4)**

**SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 4 OF 4)**

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**VITCO PROPERTIES  
HOMEOWNERS ASSOCIATION STATEMENT**

**Documentation provided to Seller at the time Seller purchased this property. Buyer is encouraged to contact HOA for current information.**

Association Name: **Gardena Estates Villas Homeowner's Association**  
Property Address: **1712 W. 146<sup>th</sup> Street #2, Gardena, CA 90247**  
Escrow Company: **OS National**  
Escrow #: **CA104351**

1. Association dues or fees are presently **\$255.00** per month and are payable to: **Gardena Estates Villas Homeowner's Association.**

\*(Please call to confirm at close of escrow)\*

2. Outstanding or delinquent fees or dues are: **\$965.00** covering fees from **Dec. 2022** to **Nov. 1<sup>st</sup>, 2023.**  
**Late fee will be applied after the 15<sup>th</sup>. (See Account Inquiry)**

3. Late charges are **\$15.00** per month after payment is **15** days late. Accrued late charges are: **(See Account Inquiry)**

4. Transfer fee is **\$280.00** payable to: **VITCO PROPERTIES.**

5. Documentation fees and/or Rush fees are **\$245.00** payable to: **VITCO PROPERTIES.**

6. Refinance or HOA Certification fee is **\$0.00** payable to: **VITCO PROPERTIES.**

7. Cancellation fee if Escrow cancels is **\$200.00** payable to: **VITCO PROPERTIES.**

8. Special Assessment, if any, payable for **N/A**, in one payment of **\$0.00** per unit due **N/A.**

9. Blanket hazard insurance on the building, if applicable, is with **State Farm** Insurance Company. Policy #**92-C0-1388-5** expiring **6-1-24**. Agent's name: **Pam Murray** Telephone No. **(310) 318-6199.**

10. Hazard insurance carried separately by members on their units: **Yes**

11. Additional requirement or proposed assessments other than stated above, for transfer of membership are, including any settled or pending litigation:

**\*\*COMPLETE AND RETURN NEW OWNER INFORMATION FORM.**

**\*Please forward seller's address to management company\***

---

**\*ALL DUES AND LATE FEES ARE PAYABLE TO THE ASSOCIATION!!**

**\*ALL TRANSFERS, DOCUMENTS & RUSH FEES ARE PAYABLE TO VITCO PROPERTIES, INC.**

Association: **Gardena Estates Villas Homeowner's Association**  
Address: **c/o Vitco Properties, Inc**  
**2255 W. Sepulveda Blvd.**  
**Torrance, CA 90501**

Date: **10/23/2023**  
Phone: **(310) 328-0722**  
Re: Acct. # **079-17122-1**

By: \_\_\_\_\_

**Authorized Signature**

**VITCO Properties, Inc. is providing the information based upon current information that it has received from the HOA. Any changes and/or events subsequent to this date or that Vitco was not made aware of, are not the responsibility of VITCO Properties, Inc.**



National Office: 3097 Satellite Boulevard, Suite 400, Duluth, GA 30096  
Tel: 770.497.9100

DATE: 10/19/2023  
TO: Gardena

OSN File #: CA104351

RE: **HOMEOWNERS ASSOCIATION CLOSING LETTER**  
PLEASE PROVIDE AN ACCOUNT CLOSING LETTER FOR THE FOLLOWING:

PROPERTY ADDRESS: 1712 West 146th Street, Unit 2, Gardena, CA 90247

SELLER:

BUYER: OPENDOOR PROPERTY TRUST I, a Delaware statutory trust

SUBDIVISION: -----

EMAIL ADDRESS OF ASSOCIATION: -----

WEBSITE ADDRESS OF ASSOCIATION: -----

CLOSING DATE: November 1, 2023

DATE NEEDED: ASAP

ANNUAL DUES AMOUNT: \$ 255.00 BILLED (CIRCLE ONE): MONTHLY, QUARTERLY, ANNUALLY

DUE DATE: Nov. 1st, 2023

FOR WHAT TIME PERIOD? (JAN-DEC.): Jan - Dec

DATE PAYMENT BECOMES DELINQUENT IF UNPAID (GRACE PERIOD) after the 15th of each month

LATE FEE IF DELINQUENT \$ 15.00

AMOUNT PAST DUE (IF ANY): \$965.00 covering Dec. 2022 - Nov 1st, 2023

ANY INITIATION OR TRANSFER FEE: \$280.00 payable to VITCO Properties, Inc.

PHYSICAL ADDRESS FOR THE HOA CORRESPONDENCE:

2255 W Sepulveda Blvd., Torrance, CA 90501

TELEPHONE NUMBER TO REACH HOA: 310-328-0722

(CONTINUED)

**\*\*OUTSTANDING BALANCE: \$965.00 COVERING FEES FROM  
DEC. 2022 TO NOV. 1ST, 2023.**

Property Addendum

1. Please advise of any additional information you feel the new owner may need:

**\*\*COMPLETE AND RETURN NEW OWNER INFORMATION SHEET.**

2. Does the Association have any lease restrictions? Y/ N (if yes, please provide details below)  
see CC&R's
3. Is the Association party to any current/pending litigation? Y /☒N (if yes, please provide details below)
4. Does the property have any open violations? Y /☒N (if yes, please provide details below)
5. Are there any fees due related to the violation? Y /☒N (if yes, please provide details below)
6. Time allowed to cure violation if the buyer assumes it? Y /☒N (if yes, please provide details below)
7. Is buyer approval required? Y /☒N (if yes, please provide details below)
8. Is there a second association? Y /☒N (if yes, please provide details below)

Completed by:

Marta Duarte - Escrow Coordinator

Homeowner's Association Name: Gardena Estate Villas HOA

Date: 10/23/2023

IF YOU HAVE ANY QUESTIONS, PLEASE CALL ME AT Andrea Diaz Guzman.  
THANK YOU.

SINCERELY,

Andrea Diaz Guzman  
FAX: (678) 281-8876  
EMAIL: [AndreaDiaz@osnational.com](mailto:AndreaDiaz@osnational.com)

**\*\*DOCUMENT FEE: \$245.00 PAYABLE  
TO VITCO PROPERTIES.**

# Account Inquiry

Association: 079 - GARDENA ESTATES VILLAS HOA  
 Property: 17122-1  
 Date: 23-Oct-2023

Area: VITCO  
 User: GLENDA  
 Time: 10:05 AM

----- Account Info ----- Billing Info -----  
 ARNOLD (TAUNJA) DICKENS  
 1712-2 W 146TH ST  
 GARDENA CA 90247

Charges since : 01-Oct-2022  
 10/20/23 99DELINQUENT LETTER

Date	Ln	Description	Gln	Debit	Credit	Balance
10/01/2022	1	ASSOCIATION DUES	3020	255.00		
11/03/2022		Payment - Check # 3984	3020		140.00	
12/22/2022		Payment - Check # 1079	3020		115.00	
						0.00
10/15/2022	1	LATE CHARGE	3060	15.00		
08/16/2023		Payment - Check # 3991	3060		15.00	
						0.00
10/19/2022	1	COLLECTION FEE	3079	20.00		
08/16/2023		Payment - Check # 3991	3079		20.00	
						0.00
11/01/2022	1	ASSOCIATION DUES	3020	255.00		
12/22/2022		Payment - Check # 1079	3020		185.00	
01/11/2023		Payment - Check # 3985	3020		70.00	
						0.00
11/15/2022	1	LATE CHARGE	3060	15.00		
08/16/2023		Payment - Check # 3991	3060		15.00	
						0.00
11/18/2022	1	COLLECTION FEE	3079	20.00		
08/16/2023		Payment - Check # 3991	3079		20.00	
						0.00
12/01/2022	1	ASSOCIATION DUES	3020	255.00		
01/11/2023		Payment - Check # 3985	3020		230.00	
03/02/2023		Payment - Check # 3975	3020		25.00	
						0.00
12/15/2022	1	LATE CHARGE	3060	15.00		
08/16/2023		Payment - Check # 3991	3060		10.00	
						5.00 *
12/21/2022	1	FINAL NOTICE LETTER	3079	35.00		
						35.00 *
01/01/2023	1	ASSOCIATION DUES	3020	255.00		
03/02/2023		Payment - Check # 3975	3020		230.00	
04/03/2023		Payment - Check # 3986	3020		25.00	
						0.00
01/15/2023	1	LATE CHARGE	3060	15.00		
						15.00 *
02/01/2023	1	ASSOCIATION DUES	3020	255.00		
04/03/2023		Payment - Check # 3986	3020		255.00	

					0.00
02/15/2023	1	LATE CHARGE	3060	15.00	
					15.00 *
02/22/2023	1	COLLECTION FEE	3079	20.00	
08/16/2023		Payment - Check # 3991	3079	20.00	
					0.00
03/01/2023	1	ASSOCIATION DUES	3020	255.00	
04/03/2023		Payment - Check # 3986	3020	230.00	
05/08/2023		Payment - Check # 3987	3020	25.00	
					0.00
03/15/2023	1	LATE CHARGE	3060	15.00	
08/16/2023		Payment - Check # 3991	3060	15.00	
					0.00
03/22/2023	1	COLLECTION FEE	3079	20.00	
08/16/2023		Payment - Check # 3991	3079	20.00	
					0.00
04/01/2023	1	ASSOCIATION DUES	3020	255.00	
05/08/2023		Payment - Check # 3987	3020	255.00	
					0.00
04/15/2023	1	LATE CHARGE	3060	15.00	
					15.00 *
05/01/2023	1	ASSOCIATION DUES	3020	255.00	
05/08/2023		Payment - Check # 3987	3020	20.00	
06/13/2023		Payment - Check # 3976	3020	235.00	
					0.00
05/15/2023	1	LATE CHARGE	3060	15.00	
					15.00 *
06/01/2023	1	ASSOCIATION DUES	3020	255.00	
06/13/2023		Payment - Check # 3976	3020	65.00	
08/16/2023		Payment - Check # 3991	3020	190.00	
					0.00
06/15/2023	1	LATE CHARGE	3060	15.00	
					15.00 *
07/01/2023	1	ASSOCIATION DUES	3020	255.00	
08/16/2023		Payment - Check # 3991	3020	255.00	
					0.00
07/15/2023	1	LATE CHARGE	3060	15.00	
					15.00 *
07/21/2023	1	COLLECTION FEE	3079	20.00	
					20.00 *
08/01/2023	1	ASSOCIATION DUES	3020	255.00	
08/16/2023		Payment - Check # 3991	3020	255.00	
					0.00
09/01/2023	1	ASSOCIATION DUES	3020	255.00	
					255.00 *
09/19/2023	1	LATE CHARGE	3060	15.00	
					15.00 *
10/01/2023	1	ASSOCIATION DUES	3020	255.00	
					255.00 *
10/15/2023	1	LATE CHARGE	3060	15.00	
					15.00 *
10/20/2023	1	COLLECTION FEE	3079	20.00	

11/01/2023 1	ASSOCIATION DUES	3020	255.00	20.00 *
				255.00 *
	Items Displayed	17122-1		965.00 **
	Total Account Balance	17122-1		965.00 ***

Amount	Date	Check#	Amount	Date	Check#	Amount	Date	Check#
255.00	05/11/2022	4107	300.00	11/03/2022	3984	510.00	04/03/2023	3986
255.00	06/17/2022	4108	300.00	12/22/2022	1079	300.00	05/08/2023	3987
305.00	07/26/2022	3982	300.00	01/11/2023	3985	300.00	06/13/2023	3976
300.00	10/05/2022	3983	255.00	03/02/2023	3975	900.00	08/16/2023	3991

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Exit