



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 Newhall, COUNTY OF Los Angeles, STATE OF CALIFORNIA,

DESCRIBED AS 19881 Via Ott, Newhall, CA 91321

THIS STATEMENT A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) 04-03-2024. NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) THIS TRANSACTION, AND 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 air pollution annoyances, earthquake, fire, flood, 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 receipt for deposit.
Additional inspection reports 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 his information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in his transaction to provide a copy of this statement to any person entity in connection with any actual anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATION OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Seller is occupying the property.

A. The subject property has the items checked below:*

- Range, Oven, Microwave, Dishwasher, Trash Compactor, Garbage Disposal, Washer/Dryer Hookups, Rain Gutters, Burglar Alarms, Carbon Monoxide Device(s), Smoke Detector(s), Fire Alarm, TV Antenna, Satellite Dish, Intercom, Central Heating, Central Air Conditioning, Evaporator Cooler(s), Wall/Window Air Conditioning, Sprinklers, Public Sewer System, Septic Tank, Sum Pump, Water Softener, Patio/Decking, Built-in Barbecue, Gazebo, Security Gate(s), Garage: Attached, Carport, Automatic Garage Door Opener(s), Number Remote Controls, Sauna, Hot Tub/Spa, Locking Safety Cover, Pool, Child Resistant Barrier, Pool/Spa Heater: Gas, Solar, Electric, Water Heater: Gas, Solar, Electric, Water Supply: City, Well, Private Utility, Other Santa Clarita Water Division (SCV Water), Gas Supply: Utility, Bottled (Tank), Window Screens, Window Security Bars, Quick Release Mechanism on Bedroom Windows, Water-Conserving Plumbing Fixtures

Exhaust Fan(s) in 220 Volt Wiring in Tile Fireplace(s) in Gas Starter Roof(s): Type: Title Age: 10 to 11 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.

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property. Age of roof indicates it was replaced during prior ownership - Details unknown. (see note on page 2)

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Property Address: 19881 Via Ott, Newhall, CA 91321 Date: 04-03-2024

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, amenity is not a precondition of sale 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, 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, products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, old, fuel chemical storage tanks, and contaminated soil 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 responsibility for maintenance may have an effect on the subject property Yes No
3. Any encroachments, easements similar matters that may affect your interest in the subject property Yes No
4. Room additions, structural modifications, other alterations repairs made without necessary permits. Yes No
5. Room additions, structural modifications, other alterations repairs not in compliance with building codes Yes No
6. Fill (compacted otherwise) on the property any portion thereof Yes No
7. Any settling from any cause, slippage, sliding, or other soil problems Yes No
8. Flooding, drainage or grading problems Yes No
9. Major damage to the property any of the structures from fire, earthquake, floods, landslides Yes No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements Yes No
11. Neighborhood noise nuisances other nuisances Yes No
12. CC&R's other deed restrictions 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, other areas co-owned in undivided interest with others) Yes No
15. Any notices of abatement citations against the property Yes No
16. Any lawsuits by or against the Seller threatening 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, 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) Shared Fence line with adjoining houses. **12) Buyer to confirm CC&Rs per neighborhood**
13&14) HOA name: Valle Di Oro Homeowners Association, Phone Number: (661) 295-4900 and Main Fee: \$193.20 paid Monthly. 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 detectors 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, 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 Megan Meyer Authorized Signer on Behalf of Opendoor Property Trust I Date 04-03-2024

Seller _____ Date _____



Property Address: 19881 Via Ott, Newhall, CA 91321 : 04-03-2024

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 For)
- Agent notes no items for disclosure.
- Agent notes the following items: _____

Agent (Broker Representing Seller) Opendoor Brokerage Inc. By Gabriel Valdez Date 04-03-2024
(Please Print) (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 For)
- Agent notes no items for disclosure.
- Agent notes the following items: _____

Agent (Broker Obtaining the Offer) _____ By _____ Date _____
(Please Print) (Associate Licensee or Broker Signature)

V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTION 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 I Date 04-03-2024 Buyer _____ Date _____
Seller _____ Date _____ Buyer _____ Date _____

Agent (Broker Representing Seller) Opendoor Brokerage Inc. By Gabriel Valdez Date 04-03-2024
(Please Print) (Associate Licensee or Broker Signature)

Agent (Broker Obtaining the Offer) _____ By _____ Date _____
(Please Print) (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 QUALIFIES TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

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REVISED 6/23 (PAGE 3 OF 3)





SELLER PROPERTY QUESTIONNAIRE
(C.A.R. Form SPQ, Revised 12/23)

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.

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.

Seller makes the following disclosures with regard to the real property or manufactured home described as 19881 Via Ott, Newhall, CA 91321, Assessor's Parcel No. 2836-029-239, situated in Newhall, 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.

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.

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.

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.

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. 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. B. An Order from a government health official identifying the Property as being contaminated by methamphetamine. C. The release of an illegal controlled substance on or beneath the Property. D. Whether the Property is located in or adjacent to an "industrial use" zone. E. Whether the Property is affected by a nuisance created by an "industrial use" zone. F. Whether the Property is located within 1 mile of a former federal or state ordnance location. G. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision.



Property Address: 19881 Via Ott, Newhall, CA 91321

- 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: _____

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
D. Whether any structure on the Property is an Accessory Dwelling Unit (ADU) Yes No
(1) If Yes to D, has the ADU received a permit or other government approval Yes No
(2) If Yes to D, are there separate utilities and meters for the ADU Yes No

Explanation: _____

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: _____



Property Address: 19881 Via Ott, Newhall, CA 91321

12. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:

ARE YOU (SELLER) AWARE OF...

- A. Surveys, easements, encroachments or boundary disputes Yes No
 - B. Use or access to the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress or other travel or drainage Yes No
 - C. Use of any neighboring property by you Yes No
- Explanation: _____

13. LANDSCAPING, POOL AND SPA:

ARE YOU (SELLER) AWARE OF...

- A. Diseases or infestations affecting trees, plants or vegetation on or near the Property Yes No
 - B. Operational sprinklers on the Property Yes No
 - (1) If yes, are they automatic or manually operated.
 - (2) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system Yes No
 - C. A pool heater on the Property Yes No
 - If yes, is it operational? Yes No
 - D. A spa heater on the Property Yes No
 - If yes, is it operational? Yes No
 - E. Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage or 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 or located in a planned unit development or 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, or other areas co-owned in undivided interest with others) Yes No
 - D. CC&R's or other deed restrictions or obligations Yes No
 - E. Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigation by or against or fines or violations issued by a Homeowner Association or Architectural Committee affecting the Property Yes No
 - F. CC&R's or other deed restrictions or obligations or any HOA Committee that has authority over improvements made on or to the Property Yes No
 - (1) If Yes to F, any improvements made on or to the Property inconsistent with any declaration of restrictions or HOA Committee requirement Yes No
 - (2) If Yes to F, any improvements made on or 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 or entity with an ownership interest Yes No
 - B. Leases, options or claims affecting or relating to title or use of the Property Yes No
 - C. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood Yes No
 - D. 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
 - E. Any encroachments, easements, boundary disputes, or similar matters that may affect your interest in the subject property, whether in writing or not Yes No
 - F. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity. Yes No
 - G. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property Yes No
 - H. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill Yes No
- Explanation: D. Shared fence line with adjoining house.



Property Address: 19881 Via Ott, Newhall, CA 91321

16. NEIGHBORS/NEIGHBORHOOD:

ARE YOU (SELLER) AWARE OF...

- A. Neighborhood noise, nuisance or other problems from sources such as, but not 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 or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife Yes No
- 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/ mailing 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. Whether the Property was originally constructed as a Manufactured or Mobile home Yes No
- D. 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 04-03-2024
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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525 South Virgil Avenue, Los Angeles, California 90020



SPQ REVISED 12/23 (PAGE 4 OF 4)

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 4 OF 4)

**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)
Valle Di Oro Homeowners Association
Property Management Professionals LLC**

Property Information:

19881 Via Ott
Newhall, CA 91321-2192
Seller: [REDACTED]
Buyer: Opendoor Property Trust I

Requestor:

Raincross Escrow Inc.
Kevin Jean
714-924-3395
Estimated Closing Date: 03-29-2024

General Information

This information is good through 03-31-2024

Comments: AN UPDATED DEMAND IS REQUIRED FOR ESCROWS CLOSING AFTER THE GOOD THROUGH DATE. PLEASE ORDER THROUGH HOMEWISE AT WWW.HOMEWISEDOCS.COM

Is this account in collections? No

What is the current regular assessment against the unit? 193.20

Comments: Budget approved increase effective Jan. 1, 2024 \$193.20 Regular Assessment

What is the frequency of the assessment charge? Monthly

The regular assessment is paid through: 03-31-2024

Comments: THIS STATEMENT OF FEES DOCUMENTS THE REFERENCED ACCOUNT AS OF THE DATE OF ISSUANCE. PAYMENTS AND CHARGES ARE POSTED TO ACCOUNTS DAILY. THE REQUESTOR IS RESPONSIBLE FOR OBTAINING AN UPDATE FOR THE ACCOUNT AT LEAST (2) DAYS PRIOR TO CLOSING.

The regular assessment is next due: 04-01-2024

What day of the month are regular assessments due? 1st

Comments: THE ASSESSMENT PAYMENT DUE-DATE IS ESTABLISHED BY THE ASSOCIATION AND ANY PAYMENTS RECEIVED AFTER THE DUE DATE MAY BE SUBJECT TO A LATE CHARGE.

How many days after the due date is the regular assessment considered delinquent? 15

The penalty for delinquent assessments is: 10%

Specific Fees Due To Valle Di Oro Homeowners Association

Closing agent is required to collect the following number of additional regular assessments at closing: 2

Comments: BUYER PREPAID ASSESSMENTS- Please collect (2) month's assessments from buyer.

Are there any current special assessments or governing body approved special assessments, against units within the association? If yes, a comment is provided. No



**Required Statement of Fees - Demand (Required Civil Code Sec. 4525)
 Valle Di Oro Homeowners Association
 Property Management Professionals LLC**

Property Information:

19881 Via Ott
 Newhall, CA 91321-2192
 Seller: [REDACTED]
 Buyer: Opendoor Property Trust I

Requestor:

Raincross Escrow Inc.
 Kevin Jean
 714-924-3395
 Estimated Closing Date: 03-29-2024

Owner's current balance due (you may total the owners balance due using the breakdown below): \$0.00

Comments: An updated demand is required prior to close of escrow to confirm account status.

****PREPAID ASSESSMENTS ARE COLLECTED FROM BUYER****

THE AMOUNT ABOVE IS THE BALANCE FOR THE ACCOUNT AS OF THE ORDER COMPLETION DATE. LATE FEES, ADDITIONAL ASSESSMENTS AND OTHER CHARGES WILL BE ADDED AS THEY OCCUR. VERBAL UPDATES AFTER THE GOOD THROUGH DATE ARE NOT PROVIDED. THE REQUESTOR IS RESPONSIBLE FOR OBTAINING AN UPDATE FOR THE ACCOUNT (2) DAYS PRIOR TO CLOSING.

General Association Information

Are there any violations against this unit? No

Comments: THERE ARE NONE KNOWN AT THIS TIME. CHANGES TO ACCOUNT CAN OCCUR DAILY. ESCROW IS RESPONSIBLE FOR OBTAINING AN ACCOUNT UPDATE (2) DAYS PRIOR TO CLOSING.

Is the association or the developer (if the project has not been turned over to the homeowners association) involved in any current or pending litigation? If yes, a comment is required. (Do not include neighbor disputes or rights of quiet enjoyment, litigation where the claim amount is known and the insurance carrier will provide defense and coverage, or where the HOA is named as a plaintiff in a foreclosure action or to collect past due assessments). Yes

Comments: ALL ATTACHED DISCLOSURE(S) ARE WRITTEN NOTICE OF MATERIAL LITIGATION MATTERS OF THE ASSOCIATION AS OF THE DATE OF THIS STATEMENT. SHOULD YOU REQUIRE ADDITIONAL INFORMATION, ALL PLEADINGS OF A CASE ARE PUBLIC RECORD, AND UNLESS SEALED BY AN ORDER OF THE COURT, CAN BE VIEWED AND COPIES OBTAINED FROM THE OFFICE OF THE CLERK OF THE COURT IN THE COUNTY WHERE THE ASSOCIATION IS LOCATED.

Is there a restriction in the governing documents limiting the occupancy, residency, or use of a separate interest on the basis of age in a manner different from that provided in California Civil Code Section 51.3? If yes, please comment. No

Is there a provision in the governing documents that prohibits the rental or leasing of any of the separate interests in the common interest development to a renter, lessee or tenant? If yes, please comment. No

Does a preliminary list of defects exist pursuant to Section 6000 of the Davis Stirling Act? If yes, please comment and provide the list. See Comments



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Kevin Jean
714-924-3395
Estimated Closing Date: 03-29-2024

Comments: Refer to Litigation Disclosure

Does a Settlement Notice regarding common area defects exist pursuant to Section 6100 of the Davis Stirling Act? If yes, please comment and provide the list. No

Insurance Information

Insurance broker's or agent's company name:	Roy Palacios Insurance Agency, Inc.
Identify the insurance agent's name:	.
Insurance agent's phone number:	949-582-0964
Insurance agent's fax number:	
Insurance agent's email address:	support@contractrpi.com

Diana Arias

Diana Arias, Escrow Coordinator

Date: 03-07-2024

Property Management Professionals LLC

Phone: 661-295-4900

Email: darias@pmpmanage.com



Required Statement of Fees - Demand (Required Civil Code Sec. 4525)
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Requestor:

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Kevin Jean
714-924-3395
Estimated Closing Date: 03-29-2024

Comments:

ESCROW OFFICER:

WE REQUEST ALL CHECKS ALONG WITH A COPY OF THE DEED TO AVOID DELAYS IN PROCESSING. FAILURE TO SEND DOCUMENTS AND CLOSING FUNDS TO PROPERTY MANAGEMENT PROFESSIONALS MAY RESULT IN DELAYED PROCESSING.

PLEASE MAKE SURE YOU ARE CUTTING CHECKS TO THE PROPER ENTITY. ALL CO-MINGLED CHECKS WILL BE RETURNED FOR RE-ISSUANCE TO THE PROPER ENTITY PER OUR STATEMENT OF ACCOUNT.

WHEN COLLECTING BUYER'S PREPAID ASSESSMENTS PLEASE CLARIFY WHAT MONTHS YOU ARE COLLECTING FOR.

PLEASE PROVIDE SELLER'S FORWARDING ADDRESS IN THE CLOSING DOCUMENTS REMITTED TO PROPERTY MANAGEMENT PROFESSIONALS.

IF THERE IS A LIEN ON THE PROPERTY, PLEASE PROVIDE A COPY OF THE LIEN AND CONTACT OUR OFFICE FOR INFORMATION REGARDING RELEASE AND FEES.

TITLE/ESCROW WILL BE RESPONSIBLE TO COLLECT ADDITIONAL FEES DUE THE ASSOCIATION.

SELLER AND BUYER:

1. Property Management Professionals is the Management Company for the Valle Di Oro Homeowner Association.
2. Homeowner assessments are due in advance on the 1st day of each month. A statement will be sent to Buyers mailing address upon processing of transfer. Should Buyer not receive a billing within 45 days of COE, Buyer is to send (1) month dues payment to the Association along with a copy of this form. The assessment payment due-date is established by the Association, and any payments received after the due date may be subject to a late charge.
3. Seller's who pay their assessments via ACH are requested to cancel after the third week of the month to avoid payment interruptions. If Seller of this property is currently enrolled in automatic payments for the assessments, Seller is requested to NOT CANCEL ACH until the 3rd week of the month to avoid a payment reversal. Payment reversal will result in a balance due on the account.
4. Should this escrow transaction cancel or not close all amounts shown on this Statement of Account remain payable by the Seller. Entering into an escrow does not suspend the responsibility to pay the Association assessment(s).
5. Buyer is instructed to obtain any/all access devices from the Seller at close of escrow.



Required Statement of Fees - Demand (Required Civil Code Sec. 4525)
Valle Di Oro Homeowners Association
Property Management Professionals LLC

Property Information:

19881 Via Ott
 Newhall, CA 91321-2192
 Seller: XXXXXXXXXX
 Buyer: Opendoor Property Trust I

Requestor:

Raincross Escrow Inc.
 Kevin Jean
 714-924-3395
 Estimated Closing Date: 03-29-2024

Fee Summary

Amounts Prepaid

Community Disclosures (Non Required Civil Code Sec. 4525)	\$35.00
Design Document (Non Required Civil Code Sec. 4525)	\$25.00
Convenience Fee	\$9.95
Insurance Dec Page (Non Required Civil Code Sec. 4525)	\$40.00
Litigation (Non Required Civil Code Sec. 4525)	\$35.00
Minutes of Regular Board Meetings (Required Civil Code Sec. 4525)	\$50.00
New Owner Forms	\$0.00
Closing Statement of Fees and Association Documents (Required Civil Code Sec. 4525)	\$357.00
Rush Fee	\$140.00
Total	\$691.95

Fees Due to Property Management Professionals LLC

Transfer Fee	\$295.00
Total	\$295.00

Fees Due to Valle Di Oro Homeowners Association

Buyer Prepaid Assessments	\$386.40
Total	\$386.40

**An updated demand is required prior to close of escrow to confirm account status.*

****PREPAID ASSESSMENTS ARE COLLECTED FROM BUYER****

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VERBAL UPDATES AFTER THE GOOD THROUGH DATE ARE NOT PROVIDED. THE REQUESTOR IS RESPONSIBLE FOR OBTAINING AN UPDATE FOR THE ACCOUNT (2) DAYS PRIOR TO CLOSING.

Please return check with barcode for faster processing



Required Statement of Fees - Demand (Required Civil Code Sec. 4525)
Valle Di Oro Homeowners Association
Property Management Professionals LLC

Property Information:

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Buyer: Opendoor Property Trust I

Requestor:

Raincross Escrow Inc.
Kevin Jean
714-924-3395
Estimated Closing Date: 03-29-2024

PLEASE RETURN THIS FORM WITH YOUR CHECK AND CERTIFIED COPIES OF THE CLOSING DISCLOSURE FORM (FORMERLY THE HUD-1 FORM) AND THE GRANT OR WARRANTY DEED. PLEASE INDICATE CONFIRMATION NUMBER S4QFFGWP9 ON THE CHECK TO ENSURE PAYMENT IS CREDITED PROPERLY.

Fees Due to Property Management Professionals LLC

Transfer Fee	\$295.00
Total	\$295.00

Fees Due to Valle Di Oro Homeowners Association

Buyer Prepaid Assessments	\$386.40
Total	\$386.40

**An updated demand is required prior to close of escrow to confirm account status.*

****PREPAID ASSESSMENTS ARE COLLECTED FROM BUYER****

THE AMOUNT ABOVE IS THE BALANCE FOR THE ACCOUNT AS OF THE ORDER COMPLETION DATE. LATE FEES, ADDITIONAL ASSESSMENTS AND OTHER CHARGES WILL BE ADDED AS THEY OCCUR. VERBAL UPDATES AFTER THE GOOD THROUGH DATE ARE NOT PROVIDED. THE REQUESTOR IS RESPONSIBLE FOR OBTAINING AN UPDATE FOR THE ACCOUNT (2) DAYS PRIOR TO CLOSING.

Include this confirmation number S4QFFGWP9 on the check for \$295.00 payable to and send to the address below.

**Property Management Professionals LLC
27220 TURNBERRY LANE, SUITE 150
VALENCIA, CA 91355**

Include this confirmation number S4QFFGWP9 on the check for \$386.40 payable to and send to the address below.

**Valle Di Oro Homeowners Association
27220 TURNBERRY LANE, SUITE 150
VALENCIA, CA 91355**



Required Statement of Fees - Demand (Required Civil Code Sec. 4525)
Valle Di Oro Homeowners Association
Property Management Professionals LLC

Property Information:

19881 Via Ott
Newhall, CA 91321-2192
Seller: [REDACTED]
Buyer: Opendoor Property Trust I

Requestor:

Raincross Escrow Inc.
Kevin Jean
3230 E. Imperial Hwy #200
Brea, CA 92821
714-924-3395
kjean@raincrossescrow.com

Closing Information

File/Escrow Number: 27586-KE
Estimated Close Date: 03-29-2024
HomeWiseDocs Confirmation #: S4QFFGWP9

Sales Price:
Closing Date:
Is buyer occupant? No

Status Information

Date of Order: 03-04-2024
Board Approval Date:
Order Completion Date: 03-07-2024
Date Paid: 03-06-2024

Order Retrieved Date:
Inspection Date:

Community Manager Information

Company: Property Management Professionals
Completed By: Diana Arias
Primary Contact: Diana Arias
Address:
27220 TURNBERRY LANE, SUITE 150
VALENCIA, CA 91355
Phone: 661-295-4900
Fax: 661-295-1553
Email: darias@pmpmanage.com





PROPERTYMANAGEMENTPROFESSIONALSLLC

27220 Turnberry Lane, Suite 150
661-295-4900 (phone) | 661-295-1553 (fax)

Dear Owner,

Congratulations on the purchase of your new home!

Property Management Professionals partners with the Board of Directors for your community to deliver management services to your community. You will receive instructions to access your community website, set up payments, and update your contact information. It typically takes 3 to 5 weeks for the information to arrive via U.S. mail.

Here is some information to get you started:

Contacting Property Management Professionals: Please reach out to Customer Care at care@pmpmanage.com or (888) 882-0588 if you would like to contact your assigned community manager or if you have any questions.

Amenity access: If you have amenities that you would like to start using before you receive your login information, please contact Customer Care and they will put you in touch with your community access coordinator. Please be prepared to answer questions regarding your close of escrow.

Architectural requests: If you would like to make an Architectural Design Request, please contact Customer Care for a request form and instructions. You will be asked to complete a Design Review Form with supporting detail that will be sent to the Architectural Committee. Please read your governing documents to understand the architectural guidelines for your community and please do not commence any work on your home until you receive approval.

Assessment payments: If handled properly, the title company should have collected at least 60 days of prepaid assessments from you at close. Therefore, you will have sufficient time to set up your assessment payments once you receive your 1st statement. There are several payment options for your convenience.

Governing documents: Please familiarize yourself with the governing documents for your community. Through the sales process, you should have received and reviewed a copy of the governing documents for your community. These documents outline important rules and restrictions, community responsibility versus unit owner responsibilities, and how your community operates. Once you are set up in our system, all community documents are available to you on your community website/portal.

After-hour emergency maintenance: Please contact Property Management Professionals after-hours staff at (888) 882-0588. Emergency maintenance is an event that has caused major damage to community property and/or is causing damage to the property requiring immediate attention. All life-threatening emergencies should be directed to 911.

We look forward to welcoming you to your home!

Sincerely,

Property Management Professionals



PROPERTYMANAGEMENTPROFESSIONALSLLC

27220 Turnberry Lane, Suite 150
661-295-4900 (phone) | 661-295-1553 (fax)

NEW HOMEOWNER INFORMATION SHEET

Congratulations on your new home! PMP would like to personally welcome you to the community. To better service you, please complete this Information Sheet and return to us at the close of escrow at escrow@pmpmanage.com.

Name: _____

Community Name: _____

Property Address: _____

Alternate Mailing Address: _____

Home Phone: _____ Cell Phone: _____

Email Address: _____

1) Are you interested in enrolling in ACH Auto Debit: ____ Yes ____ No

2) Are you interested in enrolling in eStatements: ____ Yes ____ No

By selecting any of the above options, you will be helping to save costs directly to the HOA and doing your part to preserve the environment. Thank you in advance!

www.PMPmanage.com