



RENTAL PROPERTY OWNER DISCLOSURE

(Intended to be provided with a lease listing or property management agreement and with a residential lease)

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

Rental Property Owner, Villa Prado LLC ("RPO")
makes the following disclosures with regard to the real property described as 1818 Greenfield Ave,
Unit # 302, situated in LOS ANGELES, County of Los Angeles, California ("Premises").
RPO authorizes the disclosures made on this form to be used to supplement the terms of a residential lease or rental with a tenant (lessee) and, if applicable, a lease listing or property management agreement with a broker.

1. **Disclosure Limitation:** The following are representations made by the RPO and are not the representations of the agent(s), if any. This Disclosure is not a warranty of any kind by the RPO or any agent(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. 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 RPO. A real estate broker is qualified to advise on real estate transactions. If RPO or tenant desires legal advice, they should consult a qualified California real estate attorney.

2. **Note to RPO, PURPOSE:** To provide tenant and broker with information about known material facts affecting the Premises, to help eliminate misunderstandings about the condition of the Premises and, where relevant, to document a RPO's response to contractual requirements.

- Answer based on actual knowledge and recollection.
- Something that you do not consider material may be perceived differently by others.
- Think about what you would want to know if you were leasing or renting the Premises.
- Read the questions carefully and take your time.

3. **Note to Tenant (lessee), PURPOSE:** To give you more information about known material facts affecting the value or desirability of the Premises and help to eliminate misunderstandings about the condition of the Premises.

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

4. **RPO's AWARENESS:** For each statement below, answer the question "Are you (RPO) 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.

5. **LEAD-BASED PAINT:**

ARE YOU (RPO) AWARE OF...

- A. Whether the Premises was constructed prior to January 1, 1978..... ☐ Yes ☒ No
If yes, in accordance with federal law, Housing Provider gives and Tenant acknowledges receipt of the disclosures on the attached form (C.A.R. Form LPD) and a federally approved lead pamphlet.
- B. Does RPO have any reports or records pertaining to lead-based paint or lead based paint hazards in the Premises..... ☐ Yes ☒ No
- C. Were any renovations (i.e. sanding, cutting, demolition) of lead-based paint surfaces started or completed ☐ Yes ☒ No
If yes, were such renovations done in compliance with Environmental Protection Agency Lead-Based Paint Renovation Rule ☐ Yes ☐ No
Explanation: _____

6. **METH CONTAMINATION:**

ARE YOU (RPO) AWARE OF...

- A. Whether a government health official has issued an Order identifying the Premises as being contaminated by methamphetamine ☐ Yes ☒ No
- B. If yes to A, has any contamination specified in the order not been remedied ☐ Yes ☐ No
If yes, RPO will provide a copy of the Order prohibiting occupancy of the Premises because of methamphetamine contamination as follows:
- i. To Broker: Within 3 days of providing this Rental Property Owner Disclosure to Broker; OR ☐ a copy of the Order is attached.
- ii. To Tenant: Prior to Tenant signing a lease or rental agreement, or attached to such agreement.
- Explanation: _____

7. **PERIODIC PEST CONTROL:**

ARE YOU (RPO) AWARE OF...

- A. Whether the Premises is covered by a contract for periodic pest control treatment of the Premises..... ☐ Yes ☒ No
If yes, RPO will provide Tenant a copy of the notice given to RPO or Housing Provider by the pest control company.
☐ A copy of the notice is attached.
Explanation: _____

8. **WATER SUBMETERS:**

ARE YOU (RPO) AWARE OF...

- A. Whether the Premises contains two or more units served by a single water meter..... ☒ Yes ☐ No
- B. If yes to A, has RPO installed a submeter to measure and charge each individual unit for water usage..... ☐ Yes ☒ No
- C. If yes, RPO agrees to comply with Civil Code §§ 1954.201 through 1954-219 and to provide any tenant with the required Water Submeter Notice (C.A.R. Form WSM).
Explanation: _____



9. **MOLD:** **ARE YOU (RPO) AWARE OF...**
 A. Whether any elevated levels of mold are currently in the Premises..... ☐ Yes ☒ No
 B. Whether any elevated levels of mold were previously detected the Premises..... ☐ Yes ☒ No
 (1) If yes to B, was the Premises treated and the mold eradicated ☐ Yes ☐ No
 If yes to B(1), identify the location and date(s) of the treatment: _____
 C. If yes to A or B, does RPO have any reports or records pertaining to elevated levels of mold in the Premises..... ☐ Yes ☐ No
 Explanation: _____

10. **ASBESTOS:** **ARE YOU (RPO) AWARE OF...**
 A. The presence of asbestos currently in the Premises..... ☐ Yes ☒ No
 B. Whether asbestos was ever removed from the Premises..... ☐ Yes ☒ No
 (1) If yes to B, identify the location and date(s) of the treatment: _____
 (2) If yes to B, does RPO have any reports or records pertaining to asbestos in the Premises..... ☐ Yes ☐ No
 Explanation: _____

11. **HOMEOWNER ASSOCIATION/CONDOMINIUM/PLANNED DEVELOPMENT** **ARE YOU (RPO) AWARE OF...**
 Whether the Premises is a condominium or is located in a planned development, other common interest development or otherwise subject to covenants, conditions, and restrictions..... ☐ Yes ☒ No
 (1) If yes, are you aware of any known restrictions on rentals or use of the Premises..... ☐ Yes ☐ No
 (2) If yes to A, specify below any contact information for the HOA or other entity
 (3) If yes to A, rules and CC&Rs may need to be provided to a tenant upon execution of a lease or rental
 Explanation: _____

12. **MILITARY ORDNANCE LOCATION:** **ARE YOU (RPO) AWARE OF...**
 If the Premises are located within one mile of an area once used for military training, and may contain potentially explosive munitions. ☐ Yes ☒ No

13. **DEATH ON PREMISES:** **ARE YOU (RPO) AWARE OF...**
 Whether an occupant of the Premises died on the Premises within the last 3 years..... ☐ Yes ☒ No
 (1) If yes, does RPO knows the manner of death..... ☐ Yes ☐ No
 (2) If yes to (1), the manner of death could be a material fact to a tenant and should be disclosed by RPO except for death due to HIV/AIDS

14. **OTHER MATERIAL FACTS:** **ARE YOU (RPO) AWARE OF...**
 Any other material facts affecting the Premises..... ☐ Yes ☒ No
 Explanation: _____

RPO represents that RPO 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 RPO's knowledge as of the date signed by RPO. RPO acknowledges (i) RPO'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 RPO relieves RPO from their own duty of disclosure.

Rental Property Owner _____ **Villa Prado LLC** Date 1-3-25
 Rental Property Owner _____ Date _____

If provided to Tenant by signing below, Tenant acknowledges that Tenant has read, understands and has received a copy of this Rental Property Owner Disclosure Form.

Tenant _____ Date _____
 Tenant _____ Date _____

I ACKNOWLEDGE RECEIPT OF A COPY OF THIS RENTAL PROPERTY OWNER DISCLOSURE.

Real Estate Broker **KISMET REAL ESTATE INVESTMENT INC.** By Willard Michlin Date 1-3-25
Willard Michlin

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1818 Greenfield