



CONDITION OF PROPERTY

Transfer Disclosure Statement (TDS)

Prepared by: Agent Robin W. Smith

Broker Robin W. Smith

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NOTE: This form is used by the seller and their agent when marketing a one-to-four unit residential property for sale in compliance with mandated disclosures on the physical and environmental condition of the property, to provide prospective buyers as soon as possible on the commencement of negotiations with property information including known or suspected property defects affecting value.

This disclosure statement is prepared for the following:

☒ Seller's listing agreement

☐ Purchase agreement

☐ Counteroffer

☐ Disclosure Other Description

dated April 29, 20 24, at 123 Main St #234, San Francisco CA, 94106, California,

entered into by Disclosure Statement Entity 1,

and Disclosure Statement Entity 2

regarding property referred to as Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor.

REAL ESTATE TRANSFER DISCLOSURE STATEMENT

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN

THE CITY OF Property Situated City, COUNTY OF Property Situated County, STATE OF CALIFORNIA,

DESCRIBED AS Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF April 29, 20 24. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

I

COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zones and purchase-money liens on residential property).

Substituted Disclosures: The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

☒ Inspection reports completed pursuant to the contract of sale or receipt for deposit.

☒ Additional inspection reports or disclosures: Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor.



II

SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

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

Seller ☒ is, ☐ is not, occupying the property.

A. The subject property has the items checked below **(read across):***

<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Oven	<input checked="" type="checkbox"/> Microwave
<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Trash compactor	<input checked="" type="checkbox"/> Garbage Disposal
<input checked="" type="checkbox"/> Washer/Dryer Hookups		<input checked="" type="checkbox"/> Rain Gutters
<input checked="" type="checkbox"/> Burglar Alarms	<input checked="" type="checkbox"/> Carbon Monoxide Device(s)	<input checked="" type="checkbox"/> Fire Alarm
<input checked="" type="checkbox"/> TV Antenna	<input checked="" type="checkbox"/> Satellite Dish	<input checked="" type="checkbox"/> Intercom
<input checked="" type="checkbox"/> Central Heating	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Evaporator Cooler(s)
<input checked="" type="checkbox"/> Wall/Window Air Conditioning	<input checked="" type="checkbox"/> Sprinklers	<input checked="" type="checkbox"/> Public Sewer Systems
<input checked="" type="checkbox"/> Septic Tank	<input checked="" type="checkbox"/> Sump Pump	<input checked="" type="checkbox"/> Water Softener
<input checked="" type="checkbox"/> Patio/Decking	<input checked="" type="checkbox"/> Built-in Barbecue	<input checked="" type="checkbox"/> Gazebo
<input checked="" type="checkbox"/> Sauna	<input checked="" type="checkbox"/> Water-conserving plumbing fixtures*	
<input checked="" type="checkbox"/> Hot Tub <input type="checkbox"/> Locking Safe Cover*	<input checked="" type="checkbox"/> Pool <input type="checkbox"/> Child Resistant Barrier*	<input checked="" type="checkbox"/> Spa <input type="checkbox"/> Locking Safe Cover*
<input checked="" type="checkbox"/> Security Gate(s)	<input checked="" type="checkbox"/> Automatic Garage Door Opener(s)*	Number of Remote Controls: <u>Nu-</u>
Garage: <input checked="" type="checkbox"/> Attached <input checked="" type="checkbox"/> Not Attached	<input checked="" type="checkbox"/> Door Opener(s)*	<input checked="" type="checkbox"/> Carport <input checked="" type="checkbox"/> Not Attached
<input checked="" type="checkbox"/> Electrical vehicle charging station	<input checked="" type="checkbox"/> Separately metered	
Pool/Spa Heater: <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Solar <input checked="" type="checkbox"/> Electric		
Water Heater: <input checked="" type="checkbox"/> Gas* <input checked="" type="checkbox"/> Private Utility or Other: <u>Seller Subject</u>		
	<u>Property Water</u>	
Water Supply: <input checked="" type="checkbox"/> City <input checked="" type="checkbox"/> Well	<u>Heater Other</u>	
Gas Supply: <input checked="" type="checkbox"/> Utility <input checked="" type="checkbox"/> Bottled (Tank)	<u>Description</u>	
<input checked="" type="checkbox"/> Window Screens	<input checked="" type="checkbox"/> Window Security Bars	
	<input checked="" type="checkbox"/> Quick-Release Mechanism on Bedroom Windows*	

Exhaust Fan(s) in Seller Subject Property Exhaust 220 Volt Wiring in Seller Subject Property 220 Volt Wiring
Fireplace(s) in Seller Subject Property Fireplace Gas Starter Seller Subject Property Gas Starter
Roof(s): Type Seller Subject Property Roof Type Age: Seller (approx.)
Other: Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor. Subject
Proper-
ty Roof
Age

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? ☒ Yes ☐ No.
If yes, then describe. (Attach additional pages if necessary): Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor.

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

If yes, check appropriate boxes below.

<input checked="" type="checkbox"/> Interior Walls	<input checked="" type="checkbox"/> Ceilings	<input checked="" type="checkbox"/> Floor	<input checked="" type="checkbox"/> Exterior Walls	<input checked="" type="checkbox"/> Insulation	<input checked="" type="checkbox"/> Roof(s)
<input checked="" type="checkbox"/> Windows	<input checked="" type="checkbox"/> Doors	<input checked="" type="checkbox"/> Foundation	<input checked="" type="checkbox"/> Slab(s)	<input checked="" type="checkbox"/> Driveways	<input checked="" type="checkbox"/> Sidewalks



☒ Walls/Fences ☒ Electrical Systems ☒ Plumbing/Sewers/Septics
☒ Other Structural Components (Describe): Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor.

If any of the above is checked, explain. (Attach additional pages if necessary): Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor.

☒ Addendum attached. [See **RPI** Form 250]

*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with Section 13260) of Part 2 of Division 12 of, automatic reversing device standards as set forth in Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code. Section 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 Section 1101.1 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&Rs or other deed restrictions or obligations..... ☒ Yes ☐ No
13. Homeowners' Association which has any authority over the subject property..... ☒ Yes ☐ No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)..... ☒ Yes ☐ No
15. Any notices of abatement or citations against the property..... ☒ Yes ☐ No
16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to Section 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to Section 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to Section 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to Section 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 pages if necessary.): Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor.

☒ Addendum attached. [See **RPI** Form 250]



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

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller: _____ Date: _____, 20____

Seller: _____ Date: _____, 20____

III

AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

☒ Agent notes no items for disclosure.

Agent notes the following items: Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor.

Agent: Robin W. Smith CalBRE#: seller Agent Cal BRE
(Broker Representing Seller - Please Print)

By: _____ Date: _____, 20____
(Associate Licensee or Broker Signature)

IV

AGENT'S INSPECTION DISCLOSURE

(To be completed only if the agent who has obtained the offer is other than the agent above):

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

☒ Agent notes no items for disclosure.

Agent notes the following items: Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor.

Agent: Other Agent Name
(Broker Obtaining Seller - Please Print)

By: _____ Date: _____, 20____
(Associate Licensee or Broker Signature)



V

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

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

Seller: _____ **Date:** _____, 20____

Seller: _____ **Date:** _____, 20____

Buyer: _____ **Date:** _____, 20____

Buyer: _____ **Date:** _____, 20____

Agent: Robin W. Smith **CalBRE:** seller Agent Cal BRE
(Broker Representing Seller - Please Print)

By: _____ **Date:** _____, 20____
(Associate Licensee or Broker Signature)

Agent: Other Agent Name **CalBRE:** Other Agent CalBRE
(Broker Obtaining the Offer- Please Print)

By: _____ **Date:** _____, 20____
(Associate Licensee or Broker Signature)

SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.