

Property Address: 16159 Firestone Ln, Chino Hills, CA 91709-3367

Date: \_\_\_\_\_

P	Items Included and Excluded																						
P(1)	9	<p><b>Items Included - All items specified in Paragraph 9B are included and the following, if checked:</b></p> <table border="0"> <tr> <td><input type="checkbox"/> Stove(s), oven(s), stove/oven combo(s);</td> <td><input type="checkbox"/> Video doorbell(s);</td> <td><input type="checkbox"/> Above-ground pool(s) / <input type="checkbox"/> spa(s);</td> </tr> <tr> <td><input type="checkbox"/> Refrigerator(s);</td> <td><input type="checkbox"/> Security camera equipment;</td> <td><input checked="" type="checkbox"/> Bathroom mirrors, unless excluded below;</td> </tr> <tr> <td><input type="checkbox"/> Wine Refrigerator(s);</td> <td><input type="checkbox"/> Security system(s)/alarm(s), other than separate video doorbell and camera equipment;</td> <td><input type="checkbox"/> Electric car charging systems and stations;</td> </tr> <tr> <td><input type="checkbox"/> Washer(s);</td> <td><input type="checkbox"/> Smart home control devices;</td> <td><input type="checkbox"/> Potted trees/shrubs;</td> </tr> <tr> <td><input type="checkbox"/> Dryer(s);</td> <td><input type="checkbox"/> Wall mounted brackets for video or audio equipment;</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Dishwasher(s);</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Microwave(s);</td> <td></td> <td></td> </tr> </table> <p><b>Additional Items included:</b></p> <p><input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____</p>	<input type="checkbox"/> Stove(s), oven(s), stove/oven combo(s);	<input type="checkbox"/> Video doorbell(s);	<input type="checkbox"/> Above-ground pool(s) / <input type="checkbox"/> spa(s);	<input type="checkbox"/> Refrigerator(s);	<input type="checkbox"/> Security camera equipment;	<input checked="" type="checkbox"/> Bathroom mirrors, unless excluded below;	<input type="checkbox"/> Wine Refrigerator(s);	<input type="checkbox"/> Security system(s)/alarm(s), other than separate video doorbell and camera equipment;	<input type="checkbox"/> Electric car charging systems and stations;	<input type="checkbox"/> Washer(s);	<input type="checkbox"/> Smart home control devices;	<input type="checkbox"/> Potted trees/shrubs;	<input type="checkbox"/> Dryer(s);	<input type="checkbox"/> Wall mounted brackets for video or audio equipment;		<input type="checkbox"/> Dishwasher(s);			<input type="checkbox"/> Microwave(s);		
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P(2)	9	<p><b>Excluded Items:</b></p> <p><input type="checkbox"/> _____; <input type="checkbox"/> _____; <input type="checkbox"/> _____;</p>																					

Q Allocation of Costs			Additional Terms
Paragraph #	Item Description	Who Pays (if Both is checked, cost to be split equally unless Otherwise Agreed)	
Q(1)	10A, 11A Natural Hazard Zone Disclosure Report, including tax information	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input type="checkbox"/> Both _____	<input type="checkbox"/> Environmental <input type="checkbox"/> Other _____
Q(2)	_____ Report	<input checked="" type="checkbox"/> Buyer <input type="checkbox"/> Seller <input type="checkbox"/> Both _____	
Q(3)	_____ Report	<input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller <input checked="" type="checkbox"/> Both _____	
Q(4)	10B(1) Smoke alarms, CO detectors, water heater bracing	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input type="checkbox"/> Both _____	Escrow Holder: <u>IDEAL AGENCIES</u>
Q(5)	10A 10B(2) Government Required Point of Sale inspections, reports	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input type="checkbox"/> Both _____	
Q(6)	10B(2)(A) Government Required Point of Sale corrective/remedial actions	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input type="checkbox"/> Both _____	
Q(7)	19B Escrow Fees	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input type="checkbox"/> Both _____ <input type="checkbox"/> Each to pay their own fees	
Q(8)	13 Owner's title insurance policy	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input type="checkbox"/> Both _____	
Q(9)	Buyer's Lender title insurance policy	Buyer	
Q(10)	County transfer tax, fees	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input type="checkbox"/> Both _____	
Q(11)	City transfer tax, fees	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input type="checkbox"/> Both _____	
Q(12)	11K(2) HOA fee for preparing disclosures	Seller	
Q(13)	HOA certification fee	Buyer	
Q(14)	HOA transfer fees	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input type="checkbox"/> Both _____	Unless Otherwise Agreed, Seller shall pay for separate HOA move-out fee and Buyer shall pay for separate move-in fee. Applies if separately billed or itemized with cost in transfer fee.
Q(15)	Private transfer fees	Seller, or if checked, <input type="checkbox"/> Buyer <input type="checkbox"/> Both _____	
Q(16)	_____ fees or costs	<input checked="" type="checkbox"/> Buyer <input type="checkbox"/> Seller <input checked="" type="checkbox"/> Both _____	
Q(17)	_____ fees or costs	<input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Seller <input type="checkbox"/> Both _____	
Q(18)	10C Home warranty plan: _____	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller <input type="checkbox"/> Both _____ <input type="checkbox"/> Buyer waives home warranty plan Issued by: _____	Cost not to exceed \$ _____

R	OTHER TERMS: _____ _____ _____
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