

LOCAL OPTION REAL ESTATE TRANSFER DISCLOSURE STATEMENT
(CA Civ Code §1102.6a)

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF _____, COUNTY OF _____, STATE OF CALIFORNIA, COMMONLY DESCRIBED AS: _____.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH ORDINANCE NO. _____ OF THE _____ CITY OR COUNTY CODE AS OF _____, 20_____. 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. SELLER 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) AS REQUIRED BY THE CITY OR COUNTY OF _____, 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.

1. _____

2. _____

3. _____

(Example, Adjacent land is zoned for timber production which may be subject to harvest. Transient Rentals (i.e. rentals for 30 days or less) are not permitted.)

HAUS.COM: LOCAL OPTION REAL ESTATE TRANSFER DISCLOSURE

Property Address: _____

Page ____ of ____

Buyers Initials _____ and _____

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 _____

Seller _____ Date _____

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 _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent (Broker Representing Seller) _____

By _____
(Associate Licensee or Broker-Signature)

Date _____

Agent (Broker Obtaining the Offer) _____

By _____
(Associate Licensee or Broker-Signature)

Date _____

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

HAUS.COM: LOCAL OPTION REAL ESTATE TRANSFER DISCLOSURE

Property Address: _____

Page ____ of ____

Buyers Initials _____ and _____

This form is a statutory form approved by the State of California and operative as of January 1, 2014. (Cal Civ Code § 1102.6a) It is provided to you by Haus Services, Inc. a courtesy. No representation is made as to the legal validity or adequacy of this form. You are advised to check to see whether the form has been amended since its operative date and are urged to seek counsel from a qualified attorney before you execute this document.

HAUS SERVICES, INC DISCLAIMER

This form disclosure is provided to Buyer(s) and Seller(s) with the express understanding that:

Haus Services, Inc., and any and all related entities, has not investigated or determined the accuracy of any of the statements in this document. Haus Services, Inc., and any and all related entities, do not guarantee that (i) the statements contained herein are current or correct or (ii) that the form is legally enforceable and (ii) that the form provides all of the required disclosures as of the date it is executed.

By providing this form, Haus Services, Inc., and any and all related entities, has not, and will not, provide any advice to Seller(s) or Buyer(s) on what should be stated in this form.

This form is also not intended to address all of the disclosures Sellers are required to provide Buyers under California or local law. If Seller(s) or Buyer(s) has/have any concerns regarding the use and/or the comprehensiveness of this form disclosure, they should consult with a licensed real estate or legal professional.

HAUS.COM: LOCAL OPTION REAL ESTATE TRANSFER DISCLOSURE

Property Address: _____

Page ____ of ____

Buyers Initials _____ and _____

