



## **DOUGLAS ELLIMAN REAL ESTATE SUPPLEMENTAL DISCLOSURES AND RECEIPT FOR LINKS TO HAZARD BOOKLETS**

**These Supplemental Disclosures (the "Disclosures") are intended to provide Buyer with information regarding issues that may affect the Property. However, the information available to Broker and contained in the Disclosures may not be current or complete. Buyer is advised to contact the appropriate local agency or the office of the member of the City Council representing the specific area where the Property is located to obtain additional information regarding developments, restrictions, traffic, project schedules and other community concerns. In addition, Broker recommends Buyer consult professionals to determine any impact on the Property.**

1. **Report of City Records Regarding the Property/Pre-Sale Inspections.** Buyer and Seller are advised that numerous cities in California require that Seller pay for and deliver to Buyer, prior to close of escrow, a report concerning city records regarding the Property. Some cities also require pre-sale inspections of the subject property. Buyer and Seller acknowledge that Broker(s) is not responsible for the timely delivery of these reports nor the timely availability and scheduling of city inspectors. Further, receipt of such reports and pre-sale inspection requirements cannot be waived.
2. **Mailing Address Discrepancies.** Please be advised that despite the mailing addresses of many properties, the actual physical location of such properties may be in a different city and/or could be in an unincorporated portion of a county. Please be sure to check with your title report to verify under what municipality or other governmental authority your property resides, despite its physical address.
3. **Building Ordinances/Historic Preservation Zones/Historical Resources/Hillside Ordinances/Baseline Mansionization Ordinances.** Buyer and Seller are advised many state and local ordinances may impact an owner's ability to make changes or additions to an existing property, demolish an existing property or significantly increase the cost of making permitted changes. Buyer is advised to check with all applicable agencies to obtain a copy of any appropriate ordinances, current or pending, in order to determine the impact, if any, of such ordinances on the Property.
4. **Flight Paths and Airport Expansion.** Buyer and Seller are advised that the frequency and hours of aerial traffic, flight paths, altitude and other factors related to airport use are subject to change. Many airports are currently reviewing, or have approved, proposals to increase permitted air traffic and flight path routes or are considering plans for expansion.
5. **Public Transportation.** Buyer and Seller are advised the Property may be in or near an area in which public authorities are contemplating, planning the location of or are constructing a public rail or other transportation line. Any such form of proposed transportation may affect the value or desirability of the Property and areas somewhat distant from the transportation line, either beneficially or adversely. Buyer is advised the potential impact includes, but is not limited to, changing traffic patterns due to construction and use of the transportation line, construction of ventilation units for a subway system, construction and use of other transportation facilities, such as shuttle connections or parking hubs. Buyer is advised to obtain additional information regarding the potential impact any rail line may have on the Property or neighborhood from the MTA or local City government.

**Buyer's Initials (\_\_\_\_\_) (\_\_\_\_\_)**

**Seller's Initials (\_\_\_\_\_) (\_\_\_\_\_)**



6. **Protected Tree Preservation.** Buyer and Seller are advised Tree Protection Ordinances may exist with respect to the preservation of designated species and other types of other protected trees. These cities include Los Angeles, Beverly Hills, Pasadena and San Marino, among others. Buyer is advised to contact the proper authorities for further information.
7. **Subdivision Map Act.** Buyer and Seller are advised that property subdivided prior to the Subdivision Map Act or which was not subdivided in accordance with the Subdivision Map Act, may be shown on the tax assessor's maps delineated with dash or dot boundaries instead of solid lines. If the boundaries of the Property are delineated with dashes or dots, in order to obtain a building permit with respect to the Property, the owner of the Property may be required to obtain a Certificate of Compliance from the appropriate local governmental entity, which may cost \$1,000.00 or more. Buyer is advised to determine whether the boundaries of the Property are shown with dots or dashes on the tax assessor's maps. If the Property boundaries are shown with dots or dashes, Buyer should contact appropriate experts and government agencies to determine how such designation will affect the Property.
8. **Methane Gas.** Buyer and Seller are advised some properties may be located within known methane gas areas. If the Property is in an area designated as either high risk or potentially high risk for methane gas it may be subject to a Methane Gas Ordinance.
9. **Open Reservoirs.** Buyer and Seller are advised that properties in the areas surrounding an open reservoir may be impacted by existing or future plans to modify open reservoirs in order to comply with Federal and State Clean Water Acts and other laws regarding water use and storage.
10. **Brush Clearance.** Property owners are responsible for keeping the brush on their property cleared in accordance with Fire Department regulations. If the property owner does not clear the brush prior to the deadline (usually May or June) the City or County Weed Abatement Department will clear it after the deadline and lien the property. If Seller owns the property after it is cleared by Weed Abatement, the Seller will be held responsible for paying the Weed Abatement lien. Buyers and Sellers should ascertain lien status from the Weed Abatement Department.
11. **Freeway Expansion and Construction.** Buyer and Seller are advised to contact Caltrans or local Transportation Department regarding proposed or active Freeway construction, Freeway extensions or construction of new Freeways to determine any impact on the Property and traffic in surrounding area.
12. **California Coastal Commission ([www.coastal.ca.gov](http://www.coastal.ca.gov)).** Buyer acknowledges that development and/or construction on the Property may be subject to the jurisdiction and requirements of the California Coastal Commission, the City and/or the County. The development of beachfront property may also be impacted by the determination of "mean high tide lines" in relation to the boundary lines for beachfront property. Broker also recommends that Buyer contact the State Lands Commission ([www.slc.ca.gov](http://www.slc.ca.gov)) for more information.
13. **Rent Control/Stabilization Ordinances.** Numerous cities including, but not limited to, the City of Los Angeles, Santa Monica, and West Hollywood have Rent Control/Stabilization Ordinances. The State of California has also instituted a statewide Rent Cap and Just Cause Eviction rent control law. Real Estate Brokers and their agents do not have the expertise to advise the parties with regard to the specific impact of these ordinances on the subject property. Landlord and Tenant are advised to contact the appropriate governmental entity charged with enforcing any such ordinance in the area in question to verify whether subject property is subject to such ordinance and, if so, what impact such an ordinance will have on the rights and duties of Landlord and Tenant. These ordinances potentially impact various issues including rents, ability to raise rents, eviction procedures, relocation fees, handling of security deposits and many other matters.

Buyer's Initials (\_\_\_\_) (\_\_\_\_)

Seller's Initials (\_\_\_\_) (\_\_\_\_)



**DOCUMENTARY TRANSFER TAX DISCLOSURE, BUYER/SELLER RESPONSIBILITIES AND INDEMNITY OF  
DOUGLAS ELLIMAN OF CALIFORNIA, INC.**

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Buyer and Seller are aware and understand from sources independent of Douglas Elliman of California, Inc. and its agents that: (i) a Documentary Transfer Tax ("DT Tax") is imposed on all documents that convey real property within Los Angeles County; and (ii) Cities within Los Angeles County may also assess a city transfer tax (the "CT Tax") in addition to the DT Tax when real property is conveyed in the particular city that also assesses a CT Tax.

Buyer and Seller acknowledge and agree that Douglas Elliman of California, Inc. including its directors, officers, agents, employees, parent companies, affiliates, stockholders, lawyers, insurers and contractors (collectively, "DE") cannot and will not provide any advice whatsoever (legal, tax, etc.) to Buyer and Seller regarding any matter that concerns, relates to or arises from any applicable DT Tax and/or CT Tax. Buyer and Seller further acknowledge and agree: (i) Buyer and Seller bear the sole responsibility to consult with their respective legal, tax and other professionals concerning the structuring of the real property transaction between Buyer and Seller and any applicable DT Tax and/or CT Tax, including, without limitation, any impact the DT Tax and/or CT Tax may have on the real property transaction between Buyer and Seller; (ii) DE bears no responsibility whatsoever to determine and will not make any determination as to the amount of DT Tax and CT Tax due in regard to the real property transaction between Buyer and Seller; (iii) DE bears no responsibility whatsoever to determine and will not determine the DT Tax amount and CT Tax amount is/are being assessed and collected in regard to the real property transaction between Buyer and Seller; (iv) Either Seller or Buyer alone bear the sole responsibility to pay the entire applicable DT Tax and CT Tax; and (v) Buyer and Seller are not relying upon DE to determine the DT Tax amount and CT Tax amount for the real property transaction between Buyer and Seller.

Seller agrees to indemnify defend and hold harmless Douglas Elliman of California, Inc., its directors, officers, agents, employees, parent companies, affiliates, stockholders, lawyers, insurers and contractors (collectively, "Indemnitees") absolutely and forever from and against any and all claims, actions, damages, suits, liabilities, obligations, costs, fees, charges, and any other expenses whatsoever, including reasonable attorneys' fees and costs, that may be asserted by anyone against any Indemnitee in connection with, relating to and/or arising from the DT Tax, the CT Tax, Buyers and/or sellers related agreements and/or responsibilities set forth above.

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**Buyer** \_\_\_\_\_ **Date** \_\_\_\_\_

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**Seller** \_\_\_\_\_ **Date** \_\_\_\_\_

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**Buyer** \_\_\_\_\_ **Date** \_\_\_\_\_

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**Seller** \_\_\_\_\_ **Date** \_\_\_\_\_



## **RECEIPT FOR LINKS TO HAZARD BOOKLETS**

### **Residential Environmental Hazards (2011)**

<https://www.cdpb.ca.gov/Programs/CCDPHP/DEODC/CLPPB/CDPH%20Document%20Library/ResEnviroHaz2011.pdf>

### **Protect Your Family From Lead In Your Home (March 2021)**

<https://www.epa.gov/sites/production/files/2020-04/documents/lead-in-your-home-portrait-color-2020-508.pdf>

### **Homeowner's Guide to Earthquake Safety (2020 Edition)**

[https://ssc.ca.gov/wp-content/uploads/sites/9/2020/08/20-01\\_hog.pdf](https://ssc.ca.gov/wp-content/uploads/sites/9/2020/08/20-01_hog.pdf)

### **Home Energy Rating System (HERS) Program Booklet (2011)**

<https://www.disclosuresource.com/downloads/HomeEnergyRating.pdf>

The undersigned hereby acknowledges they have read the above supplemental disclosures and have received the required hazard booklets from the Broker(s) in this transaction through the links provided above. Printed copies are also available from the Broker(s) upon request.

Buyer	Date	Seller	Date
Buyer	Date	Seller	Date