



REAL ESTATE TRANSFER DISCLOSURE STATEMENT

(CALIFORNIA CIVIL CODE 1102, ET SEQ.)

CALIFORNIA ASSOCIATION OF REALTORS® (CAR) STANDARD FORM

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Campbell, COUNTY OF Santa Clara, STATE OF CALIFORNIA

DESCRIBED AS 1340 Bent Drive

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF _____, 19____. 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.

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 zone and purchase—money liens on residential property).

Substituted Disclosures: The following disclosures 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: _____

(list all substituted disclosure forms to be used in connection with this transaction)

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 type="checkbox"/> Microwave |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Trash Compactor | <input checked="" type="checkbox"/> Garbage Disposal |
| <input checked="" type="checkbox"/> Washer/Dryer Hookups | <input checked="" type="checkbox"/> Window Screens | <input checked="" type="checkbox"/> Rain Gutters |
| <input type="checkbox"/> Burglar Alarms | <input checked="" type="checkbox"/> Smoke Detector(s) | <input type="checkbox"/> Fire Alarm |
| <input type="checkbox"/> T.V. Antenna | <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Intercom |
| <input type="checkbox"/> Central Heating | <input type="checkbox"/> Central Air Conditioning | <input type="checkbox"/> Evaporator Cooler(s) |
| <input type="checkbox"/> Wall/Window Air Conditioning | <input checked="" type="checkbox"/> Sprinklers | <input checked="" type="checkbox"/> Public Sewer System |
| <input type="checkbox"/> Septic Tank | <input type="checkbox"/> Sump Pump | <input type="checkbox"/> Water Softener |
| <input checked="" type="checkbox"/> Patio/Decking | <input type="checkbox"/> Built-in Barbeque | <input type="checkbox"/> Gazebo |
| <input type="checkbox"/> Sauna | <input type="checkbox"/> Pool | <input checked="" type="checkbox"/> Spa <input type="checkbox"/> Hot Tub |
| <input type="checkbox"/> Security Gate(s) | <input type="checkbox"/> Garage Door Opener(s) | <input type="checkbox"/> Number of Remote Controls _____ |
| Garage: <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Not Attached | <input type="checkbox"/> Carport |
| Pool/Spa Heater: <input type="checkbox"/> Gas | <input type="checkbox"/> Solar | <input checked="" type="checkbox"/> Electric |
| Water Heater: <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Solar | <input type="checkbox"/> Electric |
| Water Supply: <input checked="" type="checkbox"/> City | <input type="checkbox"/> Well | <input type="checkbox"/> Private Utility <input type="checkbox"/> Other _____ |
| Gas Supply: <input checked="" type="checkbox"/> Utility | <input type="checkbox"/> Bottled | |

Exhaust Fan(s) in Upstairs Bathroom 220 Volt Wiring in kitchen/Washer-Dryer/Spa

Fireplace(s) in Living Room Gas Starter

Roof(s): Type: Shake Age: 11 (approx.)

Other: Attic FAN

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 sheets if necessary): Fan in upstairs bathroom not used, vent blocked with plastic/card board to reduce winter heat loss.

Subject Property Address 1340 Bent Drive

C. Are you (Seller) aware of any of the following:

- 1. 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
 - 2. Any encroachments, easements or similar matters that may affect your interest in the subject property. Yes No
 - 3. Room additions, structural modifications, or other alterations or repairs made without necessary permits. Yes No
 - 4. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes. Yes No
 - 5. Landfill (compacted or otherwise) on the property or any portion thereof. Yes No
 - 6. Any settling from any cause, or slippage, sliding, or other soil problems. Yes No
 - 7. Flooding, drainage or grading problems. Yes No
 - 8. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides. Yes No
 - 9. Any zoning violations, non-conforming uses, violations of "setback" requirements. Yes No
 - 10. Neighborhood noise problems or other nuisances. Yes No
 - 11. CC&R's or other deed restrictions or obligations. Yes No
 - 12. Homeowners' Association which has any authority over the subject property. Yes No
 - 13. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others). Yes No
 - 14. Any notices of abatement or citations against the property. Yes No
 - 15. Any lawsuits against the seller threatening to or affecting this real property. Yes No
- If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): _____

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 John Marth Date 7/15/89
 Seller V. J. Jossano M. Marth Date 7/15/89

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 (Broker Representing Seller) _____ By _____ Date _____
(Please Print) (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:

I have made it home and it appears to be in good condition. There is a small hole in the wall which I will repair.

Agent (Broker obtaining the Offer) Caroline L. Long By John M. Marth Date 8/31/89
(Please Print) (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 AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

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

Seller _____ Date _____ Buyer Mark E. Moore Date 8/31/89
 Seller _____ Date _____ Buyer Renee M. Parker Date _____