



PROPERTY ADDRESS: _____ DATE: _____

The Seller completed disclosures and third-party reports checked below are attached for Buyer's review. Buyer should confirm that each document is the most recent available. Reviewing disclosures and reports is not a substitute for Buyer's diligent investigation of the Property with the aid of qualified professionals as appropriate. Brokers/Agents have not verified and do not warrant the information contained in inspection reports or the representations of others.

- Real Estate Transfer Disclosure Statement (TDS)
San Francisco Seller Disclosure
San Francisco Energy Ordinance Compliance - Recorded
Residential Earthquake Hazards Report
Agency Relationships Disclosure signed by Seller
Statewide Buyer and Seller Advisory
Market Conditions Advisory
Buyer's Inspection Advisory
Combined Hazard Disclosure Booklets
Lead-Based Paint Disclosure and Addendum
Flood Map Advisory and Disclosure
Listing Agent's Visual Inspection Disclosure (AVID)
Exempt Seller Disclosure
Water Ordinance Compliance - Recorded
Adjacent Industrial Uses Disclosure and Affidavit
Acknowledgement of Receipt of Documents signed by Seller
General Information (SF Disclosures and Disclaimers Advisory)
Wire Fraud Advisory
Parking and Storage Disclosure
Energy and Water Conservation Requirements Booklet
Square Footage and Lot Size Disclosure
Property Statement or Flyer
MLS public information prepared by Listing Broker/Agent
Report of Residential Building Record (3R) dated
Natural Hazards Disclosure Report dated prepared by
Structural Pest Control Report dated prepared by
Supplemental Structural Pest Control Report dated prepared by
General Property Inspection Report dated prepared by
Structural Engineering Report dated prepared by
Roof Inspection Report dated prepared by
Sewer Lateral Inspection Report dated prepared by
Residential Boiler Inspection Report dated prepared by
Visual Property Inspection for Underground Storage Tanks ... dated prepared by
Notice of Completion of Underground Storage Tank Removal dated removed by
Preliminary (Title) Report Escrow# dated prepared by
Escrow Officer E-mail address
Disclosures from prior transaction(s) closed Number of pages:
Additional documents for Condominiums/Cooperatives/TICs/Other Associations and/or Income Property are on page 2
(Other)
(Other)
(Other)
Link to Disclosure Package

I hereby certify that I have received all of the documents checked above prior to submitting an offer or removing the applicable contingency for this Property.

Buyer _____ Date _____ Buyer _____ Date _____

BROKERS/AGENTS CAN ADVISE ON REAL ESTATE TRANSACTIONS ONLY. FOR LEGAL OR TAX ADVICE, CONSULT A QUALIFIED ATTORNEY OR CPA.





PROPERTY ADDRESS: _____

The additional disclosures, legal documents, financial information, leases, tenant information questionnaires, etc., checked below are included in this package for Buyer's review.

Condominiums/Cooperatives/TICs/Other Developments or Neighborhood Associations

- Checkboxes for various documents: Covenants, Conditions and Restrictions (CC&Rs) with Amendments dated, Bylaws dated, Articles of Incorporation dated, House Rules dated, Evidence of Insurance dated, Budget for the current fiscal year and, Financial Statement(s) of HOA dated, Condominium/Cooperative Financial Disclosure Statement dated, Minutes of HOA meetings for dates, Reserve Study prepared by, Cooperative Apartment Proprietary Lease dated, TIC Advisory, TIC Purchase Addendum, TIC Agreement with Amendments dated, TIC Financial Disclosure Statement dated, and three (Other) entries.

Income or Multi-Unit Property

- Checkboxes for various documents: Income and Expense statements for the current fiscal year-to-date and prior year(s), Leases or Rental Agreements for all units or unit(s), Information Regarding Mandatory Disclosures to Tenants for Seller and Buyer, Tenant's Rights Disclosure notices for all units or unit(s), Rental Information Questionnaires for all units or unit(s), Rent Ordinance §37.9(i) and (j) Request for Information forms for all units or unit(s), Vacant Unit Disclosure forms for all units or unit(s), Notices to Original Occupants and Unauthorized Subsequent Occupants in unit(s), Tenant Buyout Legislation Advisory and Seller's Disclosure Regarding Buyouts, Buyout Agreements for unit(s), and three (Other) entries.

I hereby certify that I have received all of the documents checked above prior to submitting an offer or removing the applicable contingency for this Property.

Buyer _____ Date _____ Buyer _____ Date _____

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