

RECEIPT FOR DOCUMENTS

43 Adam Way, Atherton

Listing Agent: Svetlana Raleigh, Raleigh Real Estate

In addition to the disclosures that Seller and Seller’s agent are providing, as set forth below, Sellers have obtained pre-sale inspection reports to better ascertain the condition of their own property. These inspections and reports were performed and created by independent persons or agencies. These reports often contain disclaimers that the reports are only for use by the persons ordering the reports. Reports are being transferred to the buyers for informational purposes only and are not intended to take the place of buyers’ own inspections of the property. The seller and seller’s broker and agents make no independent warrantee as to the completeness or accuracy of these inspections and reports. Buyers have the right to and are strongly advised by Svetlana Raleigh, Raleigh Real Estate (Broker) to order their own separate inspections.

The following documents pertaining to the above referenced property are hereby furnished in this transaction:

Disclosures Items to the Buyer:

- ♦ CAR Disclosure Regarding Real Estate Agency Relationship (2 pages)
- ♦ PRDS Advisory and Consent regarding multiple agency and dual agency
- ♦ CAR Statewide Buyer and Seller Advisory (12 pages)
- ♦ CAR Market Conditions Advisory
- ♦ CAR Supplemental Statutory and Contractual Disclosures
- ♦ CAR Seller Property Questionnaire dated 02/17/2015 (4 pages)
- ♦ CAR Real Estate Transfer Disclosure Statement dated 02/17/2015 (3 pages)
- ♦ CAR Listing Agent Visual Inspection Disclosure dated 02/18/2015 (3 pages)
- ♦ Agent’s Supplemental Visual Inspection Disclosure
- ♦ Residential Earthquake Hazards Report
- ♦ Disclosure Source NHD Acknowledgment of Receipt signature page
- ♦ Receipt of Homeowners Guide to the Environmental Hazardous and Earthquake Safety, and Home Energy Rating booklet
- ♦ CAR Lead-Based Paint Disclosure
- ♦ CAR Water Heater and Smoke Detector Statement Of Compliance
- ♦ Mold/Allergen Notice and Advisory
- ♦ CAR Carbon Monoxide Detector Notice
- ♦ Public School Disclosure
- ♦ CAR Megan’s Law Database Disclosure
- ♦ Notice to Buyers: Purchase Agreement May Not Remain Confidential
- ♦ CAR Notice of Your Supplemental Property Tax Bill
- ♦ Seller’s Affidavit of Non-Foreign Status (FIRPTA) and California Withholding Status (2 pages)
- ♦ Energy Commission Letter & Receipt Regarding Energy Commission New Duct Sealing Requirements (2 pages)
- ♦ PRDS San Mateo/Santa Clara Counties Advisory – signature page

Reports:

- ♦ First American Title Company Preliminary Report dated 01/27/2015 (14 pages)
- ♦ Disclosure Source Residential Property Disclosure Report dated 02/23/2015 (35 pages)
- ♦ Disclosure Source Maps dated 02/23/2015 (2 pages)
- ♦ C.L.U.E. Risk Only Report dated 02/23/2015
- ♦ Renovations completed on 43 Adam Way – by seller, dated 02/25/2015
- ♦ Termite Inspection Report by HomeGuard, Inc dated 02/26/2015 (8 pages)
- ♦ HomeGuard, Inc Authorization Agreement, dated 02/26/2015 (3 pages)
- ♦ TDS Inspection Attachment dated 02/26/2015
- ♦ Agent’s Addendum to AVID dated 02/26/2015

If you intend to present an offer on this property, please sign, and have your clients sign, the acknowledgement of receipt at the bottom of this page. Please return the signed copy to me with your offer.

Receipt of the documents indicated above is hereby acknowledged:

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Buyer’s Agent: _____ Date: _____