CALIFORNIA ASSOCIATION OF REALTORS®

MANUFACTURED HOME AND MOBILEHOME TRANSFER DISCLOSURE STATEMENT

(C.A.R. Form MHTDS, Revised 12/22)

THIS DISCLOSURE STATEMENT CONCERNS THE MANUFACTURED HOME OR MOBILEHOME (HEREAFTER REFERRED TO AS "HOME") LOCATED AT 3534 ANZA WAY **IN THE CITY OF** CHICO, **COUNTY OF** BUTTE, **STATE OF CALIFORNIA, DESCRIBED AS** 2019 (Year) Champion Homes (Make) 009000HA004246A/B (Serial #(s)) LB02770 (HCD Decal # or Equivalent).

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE-DESCRIBED HOME IN COMPLIANCE WITH SUBDIVISION (b) OF § 1102 OF THE CIVIL CODE AND §§ 18025 AND 18046 OF THE HEALTH AND SAFETY CODE AS OF 9/30/2026 (DATE).

IT IS NOT A WARRANTY OF ANY KIND BY THE LAWFUL OWNER OF THE MANUFACTURED HOME OR MOBILEHOME WHO OFFERS THE HOME FOR SALE (HEREAFTER THE SELLER), 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. AN "AGENT" MEANS ANY DEALER OR SALESPERSON LICENSED PURSUANT TO PART 2 (COMMENCING WITH § 18000) OF THE HEALTH AND SAFETY CODE, OR A REAL ESTATE BROKER OR SALESPERSON LICENSED PURSUANT TO DIVISION 4 (COMMENCING WITH § 10000) OF DIVISION 13 OF THE BUSINESS AND PROFESSIONS CODE.

I
COORDINATION WITH OTHER DISCLOSURES & INFORMATION

This Manufactured Home and Mobilehome Transfer Disclosure Statement is made pursuant to Article 1.5 (commencing with § 1102) of Chapter 2 of Title 4 of Part 4 of Division 2 of the Civil Code. Other statutes require disclosures, or other information may be important to the prospective buyer, depending upon the details of the particular transaction (including, but not limited to, the condition of the park in which the manufactured home or mobilehome will be located; disclosures required or information provided by the Mobilehome Residency Law, § 798 of the Civil Code et seq.; the mobilehome park rental agreement or lease; the mobilehome park rules and regulations; and park and lot inspection reports, if any, completed by the state or a local enforcement agency).

Substituted Disclosures: The following disclosures have or will be made in connection with this transfer, and are intended to satisfy the disclosure obligations of this form, where the subject matter is the same:

☐ Home inspection reports completed pursuant to the contract of sale or receipt for deposit.

☐ Additional inspection reports or disclosures: _____

II
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 Home. Seller hereby authorizes any agent(s), as defined in § 18046 of the Health and Safety Code, 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 Home.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY, AS DEFINED IN SECTION 18046 OF THE HEALTH AND SAFETY CODE. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND THE SELLER.

Seller ☐ is ☒ is not occupying the Home.

A. The subject Home includes the items checked below which are being sold with the Home:

☒ Range	☒ Oven	☒ Microwave
☒ Dishwasher	☐ Trash Compactor	☐ Garbage Disposal
☐ Burglar Alarm	☐ Carbon Monoxide Device(s)	☐ Fire Alarm
☐ TV Antenna	☐ Satellite Dish	☐ Intercom
☒ Central Heating	☒ Central Air Conditioning	☐ Wall/Window Air Conditioning
☐ Evaporative Cooler(s)	☐ Sump Pump	☐ Water Softener
☐ Porch Decking	☐ Porch Awning	☐ Gazebo
☐ Private Sauna	☐ Private Spa	☐ Spa Locking Safety Cover
☐ Private Hot Tub	☐ Hot Tub Locking Cover	☐ Gas/Spa Heater
☐ Solar/Spa Heater	☒ Gas Water Heater	☐ Solar Water Heater
☐ Electric Water Heater	☐ Bottled Propane	

(Continued on page 2)

Buyer's Initials _____ / _____ Seller's Initials _____ / _____

© 2022, California Association of REALTORS®, Inc.

PREFERRED AGENTS R.E., 8052 HWY 99 E LOS MOLINOS CA 96055 Phone: 5303842000 Fax: 5303847613 NEVES
DON DELANEY Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Home Address: *3534 ANZA WAY, CHICO, CA 95973* Date: 9/30/26

- [x] Carport Awning
- [ ] Automatic Garage Door Opener(s)
- [ ] Window Secure Bars
- [ ] Earthquake Resistant Bracing System
- [ ] Rain Gutters
- [ ] Attached Garage
- [ ] # Remote Controls
- [ ] Bedroom Window Quick Release Mechanism
- [ ] Detached Garage
- [x] Window Screens
- [x] Washer/Dryer Hookups

Exhaust Fan(s) in BATHROOMS 220 Volt Wiring in LAUNDRY ROOM
Fireplace(s) in _____ [ ] Gas Starter(s) _____
[x] Roof(s) and type(s): COMPOSITION Roof Age (Approximate): 7 YRS
[ ] Other: _____

*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the home. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with § 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with § 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with § 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code.

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? [ ] Yes [x] No. If yes, then describe. (Attach additional sheets if necessary): _____

B. Are you (the Seller) aware of any significant defects/malfunctions in any of the following in connection with the Home?
[ ] Yes [x] No. If yes, check appropriate space(s) below:
[ ] Interior Walls, [ ] Ceilings, [ ] Floors, [ ] Exterior Walls, [ ] Insulation, [ ] Roof(s), [ ] Windows, [ ] Doors, [ ] Home Electrical Systems, [ ] Plumbing, [ ] Porch or Deck, [ ] Porch Steps & Railings, [ ] Other Steps & Railings, [ ] Porch Awning, [ ] Carport Awning, [ ] Other Awnings, [ ] Skirting, [ ] Home Foundation or Support System, [ ] Other Structural Components (Describe): _____

If any of the above is checked, explain. (Attach additional sheets if necessary.): _____

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

1.	Substances, materials, or products which may be an environmental hazard, such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, or chemical storage tanks on the subject home interior or exterior	[ ] Yes [x] No
2.	Room additions, structural modifications, or other alterations or repairs made without necessary permits	[ ] Yes [x] No
3.	Room additions, structural modifications, or other alterations or repairs not in compliance with applicable codes	[ ] Yes [x] No
4.	Any settling from slippage, sliding or problems with leveling of the home or the foundation or support system	[ ] Yes [x] No
5.	Drainage or grading problems with the home, space or lot.	[ ] Yes [x] No
6.	Damage to the home or accessory structures being sold with the home from fire, flood, earthquake, or landslides	[ ] Yes [x] No
7.	Any notices of abatement or citations against the home or accessory structures being sold with the home	[ ] Yes [x] No
8.	Any lawsuits by or against the seller threatening to or affecting the home or the accessory structures being sold with the home, including any lawsuits alleging any defect or deficiency in the home or accessories sold with the home	[ ] Yes [x] No
9.	Neighborhood noise problems or other nuisances	[ ] Yes [x] No
10.	Any encroachment, easement, nonconforming use or violation of setback requirements with the home, accessory structures being sold with the home, or space	[ ] Yes [x] No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary): _____

D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with § 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations as required by Department of Housing and Community Development and applicable local standards.
2. The Seller certifies that the property, as of the close of escrow, will be in compliance with § 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

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 9/30/26
RICHARD NEVES

Seller _____ Date 9/30/26
JULIE NEVES

Buyer's Initials _____ / _____

EQUAL HOUSING OPPORTUNITY

Home Address: *3534 ANZA WAY, CHICO, CA 95973* Date: 9/30/26

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 HOME AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE HOME IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

☐ See attached Agent Visual Inspection Disclosure (C.A.R. Form AVID)
☐ Agent notes no items for disclosure.
☐ Agent notes the following items: _____

Agent Representing Seller *PREFERRED AGENTS R.E.* (Please Print) By _____ (Signature) Date 9-30-26

DON DELANEY JR

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 HOME, STATES THE FOLLOWING:

☐ See attached Agent Visual Inspection Disclosure (C.A.R. Form AVID)
☐ Agent notes no items for disclosure.
☐ Agent notes the following items: _____

Agent Representing Buyer _____ (Please Print) By _____ (Signature) Date _____

V

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE HOME AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THE BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

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

Seller _____ Date 9/30/26
RICHARD NEVES

Seller _____ Date 9/30/26
JULIE NEVES

Buyer _____ Date _____

Buyer _____ Date _____

Agent Representing Seller *PREFERRED AGENTS R.E.* (Please Print) By _____ (Signature) Date 9-30-26

DON DELANEY JR

Agent Representing Buyer _____ (Please Print) By _____ (Signature) Date _____

VI

§ 1102.3a OF THE CIVIL CODE PROVIDES A PROSPECTIVE BUYER WITH THE RIGHT TO RESCIND THE PURCHASE OF THE MANUFACTURED HOME OR MOBILEHOME FOR AT LEAST THREE DAYS AFTER DELIVERY OF THIS DISCLOSURE, IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A MANUFACTURED HOME OR MOBILEHOME DEALER OR A REAL ESTATE BROKER IS QUALIFIED TO PROVIDE ADVICE ON THE SALE OF A MANUFACTURED HOME OR MOBILEHOME. IF YOU DESIRE LEGAL ADVICE, CONSULT QUALIFIED CALIFORNIA REAL ESTATE ATTORNEY.

© 2022, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, LLC.
a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020