



SOLAR ADVISORY AND QUESTIONNAIRE

(C.A.R. Form SOLAR, Revised 12/25)

ADVISORY

1. SOLAR OWNERSHIP: Solar power systems may be owned outright, owned with financing, owned with a lien or security interest on the real property, or leased. Many property owners who believe they own their solar power system may not have free and clear ownership of that system. Ownership could be subject to a deed of trust issued to secure a note financing the system or subject to a UCC-1 financing statement filed with the California Secretary of State. The solar power system financing may also be secured by an assessment against the real property that is collected through additional property tax payments for the period of financing (e.g., HERO or PACE). Because this type of financing appears on property tax statements, sellers may be unaware that the financing is secured by a lien on the property. Some owners obtain private lending to purchase a solar power system that is not secured by the real property or by the panels or other equipment attached to it. If the seller intends for these private loans to be paid off as part of a sale, terms may need to be added to the agreement to address this situation.

2. SOLAR EQUIPMENT, LIENS, POWER PURCHASE AGREEMENTS, AND SOLAR LEASES: If a solar power system is owned by the seller, the seller may have the right to remove the system or its components and install them on another property. If the system has been financed and the financing is secured by a lien on the property or the component parts, the seller should consult with the company about both the effect of removal of the system or its components on the lien and the consequence of any damage caused by the removal.

If the solar power system is leased, the seller may be obligated to make fixed or scheduled monthly payments, or be required to purchase all, or a portion, of the solar power generated at an agreed contractual rate from the solar company who may be granted the right to sell any excess energy to the electrical provider company (e.g., PG&E) in accordance with the system's governing regulatory scheme. Payments under such an arrangement can vary depending on the amount of energy created and used.

If the solar power system is leased, a buyer may be permitted to assume the terms of a solar lease but only with the approval of the solar company. Another lease clause may allow the purchase of the solar equipment prior to the end of the lease term or may allow the termination of the lease at cost with no retained ownership of the solar equipment (a "Buyout"). The lease may also contain a clause enabling the purchase of the equipment or the termination of the lease without any pre-agreed cost; in those cases, the cost will be an appraised value determined by the solar company.

Even a leased solar power system may have security interests attached, such as a UCC-1 or fixture filing document recorded in the county where the property is located. In some cases, the lender or lien holder may agree to allow the solar lien to subordinate to, or become secondary to, a new purchase loan. However, in many cases, the holder of the security interest will not release the priority of its security interest which means that the solar loan must either be paid off when the property is sold or that any buyer must purchase without obtaining any new financing.

3. ADVERTISING MATERIAL: All parties are advised that information posted in the Multiple Listing Service ("MLS") or other advertisements that are used to list and market a property for sale do not create contractual agreements. Thus, it is imperative that buyers of property with a solar power system ("Solar Property") receive and carefully review copies of all documents, including any solar agreement, underlying security agreements for owned equipment, or any other material or documentation that the seller possesses prior to the buyer making any final decision regarding the solar power system. Buyers should not simply rely on the information in the MLS or any other advertising material.

4. PURCHASE CONTRACT AND TRANSFER ISSUES: The C.A.R. Purchase Agreements include a contingency for the review of leased or liened items and systems which gives the buyer a right to review any agreements or documents related to any solar power system and to properly evaluate all of the present and future terms and conditions, including the costs of accepting the existing solar power system. The default language provides that the system is being transferred, and the buyer has a contingency to determine whether the buyer is willing or able to assume any lease, lien, or other agreement. If the solar power system is not intended to be transferred with the property, the parties may need to modify the contract.

If a leased or liened system is to be assumed by the buyer, the solar company may take steps to ensure its priority interest against the property and/or the buyer's lender may require a solar endorsement from the title company. If this occurs, escrow could be delayed. Buyers and sellers should be aware that because any buyout or assumption of a solar power system could impact closing escrow, they should consider including a provision in the purchase agreement to allow for the possible extension of the closing date to facilitate dealing with any problems that may arise because of the solar power system.

Buyers and sellers need to investigate and understand the obligations involved with transferring the solar power system. This may require signing paperwork regarding the assumption or transfer of the lease or relating to the lien. Additionally, there may be financial obligations required either to facilitate and close escrow, or that will remain ongoing for the buyer after close of escrow. The seller may have prepaid the lease for a certain period of time, and the buyer will need to understand the obligations that remain under the terms of that lease or the ramifications at the end of the lease. There may be maintenance, power purchase, or other agreements, which could apply even when the seller owns the solar power system outright. When there are financial obligations, it is important to understand the timing of those obligations, and whether they will need to be satisfied prior to close of escrow, at close of escrow, or after close of escrow.



Property Address: 115 Brookvine Cir, Chico, 95973 Date: _____

5. **SOLAR EVALUATION, RECOMMENDATIONS, AND LEGAL ADVICE:** Real estate brokers and their agents are not qualified to evaluate the terms, conditions, and any security interests in a solar power system. They are also not qualified to determine the quality of solar equipment or the impact of any regulatory scheme on the ownership or use of solar equipment. Buyers and sellers of Solar Property should consider retaining the services of a solar photovoltaic system inspector if one is available in the area where the property is located.

Brokers recommend that sellers and buyers of Solar Property exercise diligence in obtaining copies of any contracts, agreements, or other documents related to any possible solar power system security interests as soon as practicable so they can evaluate what needs to be done to facilitate a sale of the property. Sellers of Solar Property, prior to entering into a purchase agreement, should determine if a buyout or loan assumption is available and at what cost or terms so as to make full and complete disclosure to potential buyer and to avoid delays in closing escrow.

Whether or not a solar photovoltaic system inspector is used, buyers and sellers should consult with a qualified California real estate attorney prior to entering into any agreement to purchase or sell Solar Property. That attorney should evaluate the existing solar documentation and properly craft language to be included in the purchase agreement that will best protect the interests of their clients. Real estate brokers and their agents are allowed to prepare standard real estate transaction documents, but they are not qualified to create specialized contract language that may be needed to address the specific issues involved in any specific Solar Property.

QUESTIONNAIRE INSTRUCTIONS

- 1. **DISCLOSURE LIMITATION:** The following are representations made by Seller and are not the representations of the Agent(s), if any. These disclosures are not a warranty of any kind by Seller or any agent(s) and are not a substitute for any inspection, investigations, or warranties. Unless otherwise specified in writing, Broker and real estate licensee or other person working with or through Broker has not verified information provided by Seller. If Seller or Buyer wants legal advice, they should consult a qualified California real estate attorney.
- 2. **Note to Seller, PURPOSE:** This questionnaire informs Buyer about known material or significant items affecting the solar power system and helps eliminate misunderstandings about the solar power system.
- If the property has multiple solar power systems, use a separate Solar Questionnaire for each system. For example, if the property has two solar systems, Seller should complete two separate SOLAR forms - one for each system.
- Answer based on your actual knowledge and recollection at this time.
- Something that you do not consider material or significant may be perceived differently by Buyer.
- Think about what you would want to know if you were buying the Property today.
- Read the questions carefully and take your time.
- 3. **Note to Buyer, PURPOSE:** To give you more information about known material facts or significant items affecting the solar power system; and to help to eliminate misunderstandings about the condition of the solar power system.
- Something that may be material or significant to you may not be perceived the same way by Seller.
- If something is important to you, put your concerns and questions into writing and send the written information to Seller.
- Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
- Seller's disclosures are not a substitute for your own investigations, personal judgments, or common sense.
- A "No" answer by Seller means Seller is not aware of the issue; it does not mean that the issue does not exist.
- 4. **SELLER AWARENESS:** For each statement starting with paragraph 1 in the Solar Property Questionnaire section, below, answer the question "ARE YOU (SELLER) AWARE OF..." by checking either "Yes" or "No." A "Yes" answer is appropriate no matter how long ago the item being asked about happened or was documented, unless otherwise specified. Explain any "Yes" answers in the space provided.

SOLAR PROPERTY QUESTIONNAIRE

- 1. **OWNERSHIP TYPE AND INFORMATION:** ARE YOU (SELLER) AWARE OF...
A. Are you aware of whether the property has multiple solar power systems? (If Yes, use a separate Solar Questionnaire to answer the questions in paragraphs 1-5 for each system.)..... Yes No
B. The solar power system is: Owned; Leased; Other _____
(If solar power system is owned, provide answers to paragraph 4 below. If solar power system is leased, provide answers to paragraph 5 below.)
C. Approximate age of the solar power system? 11.5 years or Unknown
D. Name of the installation company? Sunpower or Unknown

- 2. **DOCUMENTS:** ARE YOU (SELLER) AWARE OF...
Any information, leases, warranties, maintenance or other agreements, reports, inspections, receipts or other documents (regardless of the date prepared) pertaining to the solar power system?..... Yes No
Note: If Yes, provide any such documents in your possession to Buyer.
Explanation: Residential Lease Instructions, Solar Panel Owners Manual

- 3. **GENERAL QUESTIONS BASED ON SELLER'S KNOWLEDGE:** ARE YOU (SELLER) AWARE OF...
A. Whether the solar power system provides power for only a portion of the property?..... Yes No
B. Whether the house/system is connected to a utility service?..... Yes No
(1) If Yes to 3B, what was the date of installation and connection to service? 06/11/2014
(2) If Yes to 3B, does the connection have net energy metering?..... Yes No
(A) If Yes to 3B(2), what tier or rate is related to the net energy metering? 2
(B) If Yes to 3B(2), is there an annual true-up bill from the power company?..... Yes No
If Yes to 3B(2)(B), what is the approximate bill amount? \$ 2500.00
C. Whether there is a battery bank or power wall that enables the system to run independent of a utility service (off-grid)?
..... Yes No



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- D. Whether any portion of the system is installed anywhere other than the roof?..... Yes No
 - (1) If Yes to 3D, where is the system located? _____
 - (2) If No to 3D, how is the system attached to the roof (on top of the roofing material, to the structure, was any roofing material removed or replaced to install the system)? To tile on roof
 - E. Whether there is any transfer fee or any other fee for change of ownership, regardless of whether the solar power system is owned, leased, or subject to a power purchase agreement?..... Yes No
 - F. Whether there is a maintenance agreement for the solar power system?..... Yes No
 - G. Whether there is a warranty that covers the solar power system?..... Yes No
 - If Yes to 3G, is the warranty transferable?..... Yes No
 - H. Material facts or information (provide details and specifics about the system including, but not limited to, the number of panels, kilowatt size, type of inverter) related to the solar power system?..... Yes No
 - I. Other Obligations, Agreements, or Fees?..... Yes No
- Explanation: _____

4. SOLAR POWER SYSTEM IS OWNED AND CONVEYING WITH THE PROPERTY: ARE YOU (SELLER) AWARE OF...

- A. Whether the system still has a balance due on any financing?..... Yes No
 - (1) If Yes to 4A, what is the balance?..... \$ _____
 - (2) If Yes to 4A, what is the monthly payment due on the financing?..... \$ _____
 - (3) If Yes to 4A, is it secured by an interest on title?..... Yes No
 - (4) If Yes to 4A, is the loan transferable to or assumable by Buyer?..... Yes No

NOTE: if financing for the solar power system is not secured on title, the agreement may have to be amended for Buyer to be responsible for the balance.
 - B. Whether there is any other type of lien or encumbrance on title, on a property tax bill or otherwise?..... Yes No
 - C. Whether there is a power purchase agreement (if Yes, complete paragraph 5 below)?..... Yes No
- Explanation: _____

5. SOLAR POWER SYSTEM IS SUBJECT TO: A LEASE; A POWER PURCHASE AGREEMENT ("PPA") (Check all that apply. If both, provide answers/explanations for both categories.) ARE YOU (SELLER) AWARE OF...

- A. The name of the company with the lease or power purchase agreement? Yes No
 - If Yes to 5A, what is the name(s)? _____
 - Lease: SunStrong PPA: _____
 - B. The year that the agreement(s) expires? Yes No
 - If Yes to 5B, what is the expiration year(s)? 2033 (if PPA, _____)
 - C. The current monthly solar payments? Yes No
 - If Yes to 5C, what is the amount? \$ 208.81 (if PPA, \$ _____)
 - D. Whether the payment amounts vary from the amount provided in 5C (If Yes, explain how the payments are structured in the future)?..... Yes No
 - Lease: _____ PPA: _____
 - E. Whether the lease or PPA is transferrable to or assumable by Buyer?
 - (1) Lease Yes No N/A
 - (2) PPA Yes No N/A
 - F. Whether the solar power system will be owned at the end of the agreement? Yes No
 - (1) If No to 5F, can the equipment be purchased?..... Yes No
 - (2) If Yes to 5F(1), what is the estimated amount that would be due? \$ _____
- Explanation: refer to lease terms

Seller acknowledges that Seller has read, understands and has received a copy of this Solar Advisory and Questionnaire, and Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller.

Signed by: Seller Kathryn Thompson Paul Thompson Date 2/4/2026 | 8:54 AM PST

Seller Paul Thompson Kathryn Thompson Date 2/4/2026 | 9:35 AM PST

Buyer acknowledges that Buyer has read, understands and has received a copy of this Solar Advisory and Questionnaire.

Buyer _____ Date _____
Buyer _____ Date _____

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SELLER PROPERTY QUESTIONNAIRE (C.A.R. Form SPQ, Revised 12/25)

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS). It is used by the Seller to provide additional information when a TDS is completed. If Seller is exempt from completing a TDS, Seller should complete an Exempt Seller Disclosure (C.A.R. Form ESD) or may use this form instead:

NOTE TO SELLER: YOU ARE STRONGLY ADVISED TO CAREFULLY REVIEW THE DISCLOSURE INFORMATION ADVISORY (C.A.R. Form DIA) BEFORE YOU COMPLETE THIS SELLER PROPERTY QUESTIONNAIRE. ALL SELLERS OF CALIFORNIA REAL PROPERTY ARE REQUIRED TO PROVIDE VARIOUS DISCLOSURES, EITHER BY CONTRACT, OR BY STATUTE OR CASE LAW. MANY DISCLOSURES MUST BE MADE WITHIN CERTAIN TIME LIMITS. TIMELY AND THOROUGH DISCLOSURES HELP TO REDUCE DISPUTES AND FACILITATE A SMOOTH SALES TRANSACTION.

Seller makes the following disclosures with regard to the real property or manufactured home described as 115 Brookvine Circle, Assessor's Parcel No. 006-330-034-000, situated in Chico, County of Butte California ("Property").

- 1. Disclosure Limitation: The following are representations made by the Seller and are not the representations of the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain.
2. Note to Seller, PURPOSE: To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
3. Note to Buyer, PURPOSE: To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
4. SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No."
5. DOCUMENTS: ARE YOU (SELLER) AWARE OF... Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents...

- 6. STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED: ARE YOU (SELLER) AWARE OF... A. Within the last 3 years, the death of an occupant of the Property upon the Property
B. An Order from a government health official identifying the Property as being contaminated by methamphetamine.
C. The release of an illegal controlled substance on or beneath the Property
D. Whether the Property is located in or adjacent to an "industrial use" zone
E. Whether the Property is affected by a nuisance created by an "industrial use" zone
F. Whether the Property is located within 1 mile of a former federal or state ordnance location
G. Whether the Property is (i) a condominium or (ii) located in a planned unit development or (iii) other common interest subdivision
H. Insurance claims affecting the Property within the past 5 years
I. Matters affecting title of the Property
J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3
K. Any inspection reports on any exterior balconies, stairways or other "Elevated Elements" on buildings with 3 or more units on the Property prepared within the last 6 years, or 9 years for condominiums

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Property Address: 115 Brookvine Circle, Chico, CA 95973

L. Material facts or defects affecting the Property not otherwise disclosed to Buyer Yes No
Explanation, or (if checked) see attached; 6. H: Spare toilet overflowed requiring replacement of wood flooring.

7. REPAIRS AND ALTERATIONS: **ARE YOU (SELLER) AWARE OF...**

- A. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) Yes No
- B. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? Yes No
- C. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) Yes No
- D. Any part of the Property being painted within the past 12 months Yes No
- E. Whether the Property was built before 1978 (if No, leave (1) and (2) blank) Yes No
 - (1) If yes, whether any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed (if No, leave (2) blank)..... Yes No
 - (2) If yes to (1), whether such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule Yes No
- F. Whether you acquired the property within 18 months of accepting an offer to sell it..... Yes No
 - (1) If yes, have any room additions, structural modifications, or other alterations or repairs (collectively "Improvements") been performed by a contractor while you have owned the Property..... Yes No

Note 1: If yes to F(1), Seller shall provide in the Explanation below: (i) a list of such Improvements and (ii) the name and contact information for each contractor who performed services of \$1,000 or more.

Note 2: If yes to F(1), Seller shall provide in the Explanation below (i) a list of those Improvements for which Seller has obtained permits, and Seller shall attach copies of those permits to this SPQ, and (ii) for those Improvements for which Seller does not have a permit, Seller shall include a statement identifying those Improvements stating that Seller was not provided permits by the third party making the Improvement, and providing the contact information for such third parties from whom the Buyer may obtain those permits.

Explanation, or (if checked) see attached: See overflow paragraph 1

8. STRUCTURAL, SYSTEMS AND APPLIANCES: **ARE YOU (SELLER) AWARE OF...**

- A. Defects in any of the following (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace, foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances Yes No
- B. The existence of a solar power system (if yes, Seller to provide C.A.R. Form SOLAR)..... Yes No
- C. The leasing of any of the following on or serving the Property: solar power system, water softener system, water purifier system, alarm system, or propane tank(s) Yes No
- D. An alternative septic system on or serving the Property Yes No
- E. Whether any structure on the Property other than the main improvement is used as a dwelling..... Yes No
 - (1) If Yes to E, whether there are separate utilities and meters for the dwelling..... Yes No
 - (2) If Yes to E, whether the dwelling received a permit or other government approval as an Accessory Dwelling Unit (ADU)..... Yes No

Explanation: See overflow paragraph 2

9. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: **ARE YOU (SELLER) AWARE OF...**

- A. Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs Yes No
If yes, was federal flood disaster assistance conditioned upon obtaining and maintaining flood insurance on the Property Yes No
(NOTE: If the assistance was conditioned upon maintaining flood insurance, Buyer is informed that federal law, 42 USC 5154a requires Buyer to maintain such insurance on the Property and if it is not, and the Property is damaged by a flood disaster, Buyer may be required to reimburse the federal government for the disaster relief provided.)
- B. Receiving domestic water storage tank assistance pursuant to § 13194 of the Water Code or whether the real property ever received such assistance and the real property currently still has the domestic storage tank..... Yes No
If yes, the following disclosure is made: (1) This property has a domestic water storage tank provided by a county, community water system, local public agency, or nonprofit organization, pursuant to § 13194 of the Water Code. (2) The domestic water storage tank was made available to households that had a private water well that had gone dry, or had been destroyed due to drought, wildfire, other natural disasters, or was otherwise nonfunctioning. (3) The domestic water storage tank provided pursuant to § 13194 of the Water Code might not convey with the real property. (4) Due to the water well issues that led to this property obtaining assistance pursuant to § 13194 of the Water Code, the buyer is advised to have an inspection of the water well and to have a professional evaluate the availability of water to the property to ensure it suits the purposes for which the buyer is purchasing the property.

Explanation: _____

10. WATER-RELATED AND MOLD ISSUES: **ARE YOU (SELLER) AWARE OF...**

- A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property Yes No
- B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property..... Yes No
- C. Rivers, streams, flood channels, underground springs, high watertable, floods, or tides, on or affecting the Property or neighborhood Yes No

Explanation: _____

SPQ REVISED 12/25 (PAGE 2 OF 4) Buyer's Initials _____ / _____

Seller's Initials Initial
kt / Initial
pt

Kelsey Wakefield | Remax of Chico | Generated EQUAL HOUS OPP FOR ALL

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- 11. PETS, ANIMALS AND PESTS:** **ARE YOU (SELLER) AWARE OF...**
- A. Past or present pets on or in the Property Yes No
 - B. Past or present problems with livestock, wildlife, insects or pests on or in the Property Yes No
 - C. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above Yes No
 - D. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above Yes No
If so, when and by whom

Explanation: 11. A: Cat - previous owner
Dogs - current owner

- 12. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:** **ARE YOU (SELLER) AWARE OF...**
- A. Surveys, easements, encroachments or boundary disputes Yes No
 - B. Use or access to the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress or other travel or drainage Yes No
 - C. Use of any neighboring property by you Yes No

Explanation: _____

- 13. LANDSCAPING, POOL AND SPA:** **ARE YOU (SELLER) AWARE OF...**
- A. Diseases or infestations affecting trees, plants or vegetation on or near the Property Yes No
 - B. Operational sprinklers on the Property Yes No
(1) If yes, are they automatic or manually operated.
(2) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system.. Yes No
 - C. A pool heater on the Property Yes No
If yes, is it operational? Yes No
 - D. A spa heater on the Property Yes No
If yes, is it operational? Yes No
 - E. Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage or other water-related decor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired Yes No

Explanation: _____

- 14. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS (AND ANY OTHER PROPERTIES FOR WHICH ANY PARAGRAPH A-F APPLIES): (IF APPLICABLE)** **ARE YOU (SELLER) AWARE OF...**
- A. Property being: (i) a condominium; (ii) being located in a planned unit development or; (iii) being located in a common interest subdivision Yes No
 - B. Any Homeowners' Association (HOA) which has any authority over the subject property Yes No
 - C. Any "common area" (facilities such as pools, fitness centers, walkways, conference rooms, or other areas co-owned in undivided interest with others) Yes No
 - D. CC&R's or other deed restrictions or obligations Yes No
 - E. Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigation by or against or fines or violations issued by a Homeowner Association or Architectural Committee affecting the Property Yes No
 - F. CC&R's or other deed restrictions or obligations or any HOA Committee that has authority over improvements made on or to the Property Yes No
(1) If Yes to F, any improvements made on or to the Property inconsistent with any declaration of restrictions or HOA Committee requirement Yes No
(2) If Yes to F, any improvements made on or to the Property without the required approval of an HOA Committee Yes No

Explanation: Section not applicable.

- 15. TITLE, OWNERSHIP, LIENS, AND LEGAL CLAIMS:** **ARE YOU (SELLER) AWARE OF...**
- A. Other than the Seller signing this form, any other person or entity with an ownership interest Yes No
 - B. Leases, options or claims affecting or relating to title or use of the Property Yes No
 - C. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood Yes No
 - D. 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
 - E. Any encroachments, easements, boundary disputes, or similar matters that may affect your interest in the subject property, whether in writing or not Yes No
 - F. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity Yes No
 - G. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property Yes No
 - H. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill Yes No

Explanation: _____

SPQ REVISED 12/25 (PAGE 3 OF 4) Buyer's Initials _____ / _____

Seller's Initials Initial
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Kelsey Wakefield | Remax of Chico | Generated Equal Housing Opportunity

Property Address:

115 Brookvine Circle, Chico, CA 95973

16. NEIGHBORS/NEIGHBORHOOD:

ARE YOU (SELLER) AWARE OF...

- A. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: Neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks, freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife Yes No
B. Any past or present disputes or issues with a neighbor which might impact the use, development and enjoyment of the Property Yes No

Explanation:

17. GOVERNMENTAL:

ARE YOU (SELLER) AWARE OF...

- A. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property Yes No
B. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property Yes No
C. Existing or contemplated building or use moratoria that apply to or could affect the Property Yes No
D. Any state or local requirements or restrictions relating to the future replacement of existing gas-powered appliances that are being transferred with the property. Gas-powered appliances include, but are not limited to, appliances fueled by natural gas or liquid propane Yes No
E. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property Yes No
F. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals Yes No
G. Existing or proposed Government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable materials be removed. Yes No
H. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property. Yes No
I. Whether the Property is historically designated or falls within an existing or proposed Historic District Yes No
J. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies Yes No
K. Any differences between the name of the city in the postal/ mailing address and the city which has jurisdiction over the property Yes No

Explanation:

18. OTHER:

ARE YOU (SELLER) AWARE OF...

- A. Any occupant of the Property smoking or vaping any substance on or in the Property, whether past or present Yes No
B. Any residue, which may be indicated by smell or test results, from smoking tobacco or nicotine products, which includes the use of an electronic cigarette or vape device. Yes No
C. Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth Yes No
D. Whether the Property was originally constructed as a Manufactured or Mobile home Yes No
E. Whether the property is tenant occupied Yes No
F. Whether the Property was previously tenant occupied even if vacant now Yes No
If yes, disclose if you know the method or manner of how the tenancy ended.

Explanation:

19. MATERIAL FACTS:

- A. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer Yes No
B. (IF CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Explanation:

Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this form is independent from any duty of disclosure that a real estate licensee may have in this transaction; and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

2/4/2026 | 8:54 AM

Signed by Kathryn Thompson Paul Thompson

Kathryn Thompson Date 2/4/2026 | 9:35 AM

Paul Thompson Date

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Property Questionnaire form.

Buyer _____ Date _____

Buyer _____ Date _____

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TEXT OVERFLOW ADDENDUM No. 1
(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as 115 Brookvine Circle, Chico, CA 95973

_____ (“Property”),
in which _____ is referred to as (“Buyer”)
and Kathryn Thompson, Paul Thompson is referred to as (“Seller”).

[SPQ] Seller Property Questionnaire

1) 7. Repairs and Alterations – Explanation:

7. A: Primary bathroom remodel 2022-2023, completed by California Renovation. New flooring installed to replace flooring installed in 2022 of poor quality, new flooring installed in Jan 2026, Carpet One. Bedroom windows, sliding door, and kitchen windows replaced 2023, front door side panel windows replaced 2025. All windows done by Miller Glass.

7. C: Routine pest control service, Clark Pest Control.

2) 8. Structural, Systems, and Appliances – Explanation:

8. A: Property Item Defects

Heating: January 2026, furnace inducer replaced in furnace above garage.

8. B: Solar panels on roof of house.

8. C: Solar panels leased from SunStrong (previously Sunpower)

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer _____ Date _____

Buyer Signed by: _____ Date _____

Seller Kathryn Thompson **Kathryn Thompson** Date 2/4/2026 | 8:54 AM

Seller Paul Thompson **Paul Thompson** Date 2/4/2026 | 9:35 AM

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REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CALIFORNIA CIVIL CODE §1102, ET SEQ.) (C.A.R. Form TDS, Revised 6/24)

This property is a duplex, triplex or fourplex. A TDS is required for all units. This TDS is for ALL units (or only unit(s) _____).

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Chico, COUNTY OF Butte, STATE OF CALIFORNIA, DESCRIBED AS 115 Brookvine Circle

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) 01/30/2026. 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.

I. COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to § 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 and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, 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:

- Inspection reports completed pursuant to the contract of sale or receipt for deposit.
Additional inspection reports or disclosures:
No substituted disclosures for this transfer.

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 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:*

- Range, Oven, Microwave, Dishwasher, Trash Compactor, Garbage Disposal, Washer/Dryer Hookups, Rain Gutters, Burglar Alarms, Carbon Monoxide Device(s), Smoke Detector(s), Fire Alarm, TV Antenna, Satellite Dish, Intercom, Central Heating, Central Air Conditioning, Evaporator Cooler(s), Wall/Window Air Conditioning, Sprinklers, Public Sewer System, Septic Tank, Sump Pump, Water Softener, Patio/Decking, Built-in Barbecue, Gazebo, Security Gate(s), Garage: Attached, Not Attached, Carport, Automatic Garage Door Opener(s), Number Remote Controls 3, Sauna, Hot Tub/Spa, Locking Safety Cover, Pool: Child Resistant Barrier, Pool/Spa Heater: Gas, Solar, Electric, Water Heater: Gas, Solar, Electric, Water Supply: City, Well, Private Utility or Other, Gas Supply: Utility, Bottled (Tank), Window Screens, Window Security Bars, Quick Release Mechanism on Bedroom Windows, Water-Conserving Plumbing Fixtures

Exhaust Fan(s) in bathroom fans, kitchen fans 220 Volt Wiring in See overflow paragraph 1 Fireplace(s) in Family room
Gas Starter OF 2 Roof(s): Type: Tile/Clay Age: Don't know (approx.)
Other: solar panels, fountain, detached storage shed, outdoor stove

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): Burglar Alarms: Burglar alarm has been disabled. Do not know what alarm company services this alarm system.

(*see note on page 2)

Initials: kt, pt



Property Address: 115 Brookvine Circle, Chico, CA 95973 Date: 01/30/2026

- B.** Are you (Seller) aware of any significant defects/malfunctions in any of the following? Yes/ No. If yes, check appropriate space(s) below.
- Interior Walls Ceilings Floors Exterior Walls Insulation Roof(s) Windows Doors Foundation Slab(s)
 Driveways Sidewalks Walls/Fences Electrical Systems Plumbing/Sewers/Septics Other Structural Components
 (Describe: _____)

If any of the above is checked, explain. (Attach additional sheets if necessary.): Driveways: Driveway has cracks in it
Doors: Door leading from house to garage has significant scratches in it, also door to primary bedroom has some slight scratches.
Both doors on order and are due to be delivered and replaced in next few weeks.

*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. 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. § 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1994, to be equipped with water-conserving plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not comply with § 1101.4 of the Civil Code.

- C.** Are you (Seller) aware of any of the following:
- Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property..... Yes No
 - 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
 - Any encroachments, easements or similar matters that may affect your interest in the subject property Yes No
 - Room additions, structural modifications, or other alterations or repairs made without necessary permits Yes No
 - Room additions, structural modifications, or other alterations or repairs not in compliance with building codes Yes No

(Note to C4 and C5: If transferor acquired the property within 18 months of accepting an offer to sell it, transferor shall make additional disclosures regarding the room additions, structural modifications, or other alterations or repairs on a Seller Property Questionnaire (C.A.R. Form SPQ).)

- Fill (compacted or otherwise) on the property or any portion thereof..... Yes No
- Any settling from any cause, or slippage, sliding, or other soil problems..... Yes No
- Flooding, drainage or grading problems..... Yes No
- Major damage to the property or any of the structures from fire, earthquake, floods, or landslides..... Yes No
- Any zoning violations, nonconforming uses, violations of "setback" requirements..... Yes No
- Neighborhood noise problems or other nuisances..... Yes No
- CC&R's or other deed restrictions or obligations Yes No
- Homeowners' Association which has any authority over the subject property..... Yes No
- Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)..... Yes No
- Any notices of abatement or citations against the property..... Yes No
- Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to § 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to § 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to § 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to § 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) Yes No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): C. 2: Fence on left and right side of property are shared with neighbors. Fence on rear of property shares with open field.

- D.**
- 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 and applicable local standards.
 - 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.

Signed by: _____
 Seller Kathryn Thompson Date 2/4/2026 | 8:54 AM
 Seller Paul Thompson Date 2/4/2026 | 9:35 AM
 88A29ADF095543D...

Property Address: 115 Brookvine Circle, Chico, CA 95973 Date: 01/30/2026

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:

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

Agent (Broker Representing Seller) Remax of Chico (Please Print)
 By Kelsey Wakefield Kelsey Wakefield Date 2/4/2026 | 9:24 AM
B4E8246C51094A4... (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:

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

Agent (Broker Obtaining the Offer) _____ (Please Print)
 By _____ Date _____
 (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 Kathryn Thompson Kathryn Thompson Date 2/4/2026 | 8:54 AM
 Seller Paul Thompson Paul Thompson Date 2/4/2026 | 9:35 AM
 Buyer _____ Date _____
 Buyer _____ Date _____

Agent (Broker Representing Seller) Remax of Chico (Please Print)
 By Kelsey Wakefield Kelsey Wakefield Date 2/4/2026 | 9:24 AM
B4E8246C51094A4... (Associate Licensee or Broker Signature)
 Agent (Broker Obtaining the Offer) _____ (Please Print)
 By _____ Date _____
 (Associate Licensee or Broker Signature)

§ 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE 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 REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

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TEXT OVERFLOW ADDENDUM No. 1
(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as 115 Brookvine Circle, Chico, CA 95973

_____ (“Property”),
in which _____ is referred to as (“Buyer”)
and Kathryn Thompson, Paul Thompson is referred to as (“Seller”).

[TDS] Real Estate Transfer Disclosure Statement

1) II.A. 220V Wiring:

laundry room, both AC units, both furnace units

2) II.A. Gas Starter:

Family room fireplace

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer _____ Date _____

Buyer _____ Signed by: _____ Date _____

Seller Kathryn Thompson Kathryn Thompson Date 2/4/2026 | 8:54 AM

Seller Paul Thompson Paul Thompson Date 2/4/2026 | 9:35 AM

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I found the booklet, *The Homeowner's Guide to Environmental Hazards and Earthquake Safety(with gas shut-off valve update)* which includes the *Federal Lead booklet and Toxic Mold Update*:

- Helpful
- Too detailed
- Not detailed enough
- Clearly written
- Confusing
- The booklet helped me to locate earthquake weaknesses in my home.
- I have strengthened my home to resist earthquakes.
- I plan to fix my home's earthquake weaknesses.
- The booklet helped me find out that my home did not have any earthquake weaknesses.

The year my home was built was _____.

Comments: _____

We Want To Hear From You!

California Seismic Safety Commission
1900 K Street, Suite 100
Sacramento, California 95814-4186

To Whom It May Concern: I have received a copy of the Environmental Hazards and Earthquake Safety(with gas shut-off valve update)which includes the Federal Lead booklet and Toxic Mold Update, and Home Energy Rating booklet.

Property Address: **115 Brookvine Cir, Chico, 95973**

Date _____	Time _____	_____	_____
		(Buyer's signature)	(printed name)
Date _____	Time _____	_____	_____
		(Buyer's signature)	(printed name)
Date _____	_____	_____	_____
	(Buyer's Agent's signature)	(printed name)	(Broker's name)

NOTE: For applicable transactions, it is also necessary to complete C.A.R. Standard form FLD-11 (Lead-based paint and Lead-based paint Hazards Addendum, Disclosure and Acknowledgement.)

ALL SIGNERS SHOULD RETAIN A COPY OF THIS PAGE FOR THEIR RECORDS

California Civil Code Section 2079.10 states that if the HERS booklet is provided to the Buyer by the Seller or Broker, then this booklet is deemed to be adequate to inform the home buyer about the existence of California Home Energy Rating Program.

Revised 09/10 Official C.A.R.* Publication 09/10

To Whom It May Concern: I have received a copy of the Environmental Hazards and Earthquake Safety(with gas shut-off valve update)which includes the Federal Lead booklet and Toxic Mold Update, and Home Energy Rating booklet.

Property Address: **115 Brookvine Cir, Chico, 95973**

Date <u>2/4/2026</u> <u>9:35</u> AM PST	<u>Paul Thompson</u>	<u>Paul Thompson</u>
	(Signed by: 095543D...)	(printed name)
Date <u>2/4/2026</u> <u>8:54</u> AM PST	<u>Kathryn Thompson</u>	<u>Kathryn Thompson</u>
	(Seller's signature)	(printed name)
Date <u>2/4/2026</u> <u>9:24</u> AM PST	<u>Kelsey Wakefield</u>	<u>Re / Max of Chico</u>
	(Seller's signature)	(Broker's name)

NOTE: For applicable transactions, it is also necessary to complete C.A.R. Standard form FLD-11 (Lead-based paint and Lead-based paint Hazards Addendum, Disclosure and Acknowledgement.)

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Revised 09/10 Official C.A.R.* Publication 09/10



CALIFORNIA ASSOCIATION OF REALTORS®

BUYER'S INVESTIGATION ELECTIONS No. _____
(This form is intended for use between a buyer and broker's broker.)
(C.A.R. Form BIE, Revised 6/25)

Property Address: 115 Brookvine Cir, Chico, 95973

This form does not alter the legal or contractual relationship between buyer and seller.

- A. IMPORTANCE OF PROPERTY INVESTIGATION: Unless otherwise specified in the Agreement, the physical condition of the land and improvements being purchased is not guaranteed by either Seller or Brokers. You have an affirmative duty to exercise reasonable care to protect yourself, including discovery of the legal, practical and technical implications of disclosed facts, and the investigation and verification of information and facts that you know or that are within your diligent attention and observation.
B. BUYER RIGHTS AND DUTIES: You have an affirmative duty to exercise reasonable care to protect yourself, including by seeking information about the legal, practical and technical implications of disclosed facts, and to investigate and verify information and facts that you know or that are within your diligent attention and observation.
C. BROKER ADVICE: YOU ARE STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.
D. BUYER INVESTIGATION: Buyer represents and agrees that Buyer has independently considered the available Inspections and Investigations and AT THIS TIME has decided to order only those Inspections and Investigations checked below.

- 1. GENERAL HOME INSPECTION
2. INSURABILITY
3. WOOD DESTROYING PESTS
4. ASBESTOS
5. AVAILABILITY OF UTILITIES
6. BOUNDARIES
7. CHIMNEY
8. CONSTRUCTION COSTS
9. EASEMENTS/ENCROACHMENTS
10. ELECTRICAL
11. ENVIRONMENTAL SURVEY
12. FOUNDATION/SLAB
13. FORMALDEHYDE
14. GOVERNMENT REQUIREMENTS
15. HEATING/AIR CONDITIONING
16. LEAD PAINT
17. LOT SIZE
18. METHANE GAS
19. MOLD
20. NATURAL HAZARDS REPORTS
21. PERMITS
22. PLUMBING
23. POOL/SPA
24. PUBLIC RECORDS
25. RADON GAS
26. ROOF
27. SEPTIC SYSTEM
28. SEWER
29. SOIL STABILITY
30. SOLAR POWER SYSTEM
31. SQUARE FOOTAGE
32. SUBDIVISION OF PROPERTY
33. STRUCTURAL
34. SURVEY
35. TREE/ARBORIST
36. USAGE (INCLUDING ADUs)
37. VACANT LAND/CONSTRUCTION FINANCING
38. WATER SYSTEMS AND COMPONENTS
39. WELL
40. ZONING
41. OTHER
42. OTHER

Buyer _____ Date _____
Buyer _____ Date _____

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BIE REVISED 6/25 (PAGE 1 OF 1)

BUYER'S INVESTIGATION ELECTIONS (BIE PAGE 1 OF 1)





CALIFORNIA ASSOCIATION OF REALTORS®

BUYER INVESTIGATION WAIVER

(This form is intended for use between a buyer and buyer's broker.) (C.A.R. Form BIW, Revised 6/25)

Property Address: 115 Brookvine Cir, Chico, 95973 ("Property").

This form does not alter the legal or contractual relationship between a buyer and seller.

- 1. IMPORTANCE OF PROPERTY INVESTIGATION: Unless otherwise specified in the purchase agreement used, the physical condition of the land and any improvements being purchased is not guaranteed by either Seller or Brokers. For this reason, (i) you should conduct thorough inspections, investigations, tests, surveys and other studies ("Investigations") of the Property personally and with professionals of your own choosing who should provide written reports of their findings and recommendations, and (ii) you should not rely solely on reports provided by Seller or others. A general physical (home) inspection typically does not cover all aspects of the Property nor items affecting the Property that are not physically located on the Property. If any professional recommends additional Investigations, including a recommendation by a pest control operator to inspect inaccessible areas of the Property, you should contact qualified experts to conduct such additional Investigations.
2. BUYER RIGHTS AND DUTIES: You have an affirmative duty to exercise reasonable care to protect yourself, including discovery of the legal, practical and technical implications of disclosed facts, and to investigate and verify information and facts that you know or that are within your diligent attention and observation. If the purchase agreement gives you the right to investigate the Property the best way to protect yourself is to exercise this right. However, you must do so in accordance with the terms of, and time specified in, that agreement. It is extremely important for you to read all written reports/disclosures provided by professionals and to discuss the results of Investigations with the professionals who conducted the Investigations.
3. WAIVERS:
A. HOME INSPECTION WAIVER: Broker recommends that Buyer obtain a home inspection, even if Seller or Broker has provided Buyer with a copy of a home inspection report obtained by Seller or a previous buyer. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.
B. WOOD DESTROYING PEST INSPECTION WAIVER: Broker recommends that Buyer obtain an inspection for wood destroying pests and organisms (whether paid for by Buyer or Seller). IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.
C. OTHER: Broker recommends that Buyer obtain an inspection for the following items:

IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.

Buyer has decided not to obtain the inspection(s) noted above at this time. Unless Buyer makes a subsequent election in writing during Buyer's investigation period, if any, Buyer waives the right to obtain such inspection(s).

- 4. WAIVERS OF ADDITIONAL INVESTIGATIONS RECOMMENDED BY OTHER REPORTS:
A. Buyer has received the following Report(s) that recommend that Buyer obtain additional Investigations:
B. Broker recommends that Buyer obtain those additional Investigations. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.

Buyer represents and agrees that Buyer has independently considered the above, and all other Investigation options, has read all written reports provided by professionals and discussed the results with the professional who conducted the Investigation. Buyer further agrees that unless Buyer makes a subsequent election in writing during Buyer's Investigation period, if any, Buyer waives the right to conduct the Investigation(s) above.

Buyer Date
Buyer Date

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BIW Revised 6/25 (PAGE 1 OF 1)



BUYER INVESTIGATION WAIVER (BIW PAGE 1 OF 1)



WATER-CONSERVING PLUMBING FIXTURES AND CARBON MONOXIDE DETECTOR ADVISORY

(C.A.R. Form WCMD, Revised 6/24)

1. WATER-CONSERVING PLUMBING FIXTURES

A. INSTALLATION:

- (1) **Requirements:** California law (Civil Code §§ 1101.4 and 1101.5) requires all single-family residences, multi-family and commercial property built on or before January 1, 1994 to be equipped with water-conserving plumbing fixtures. Additionally, a residential and commercial property built on or before January 1, 1994 that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval if the alteration or improvement increases floor area space by more than 10 percent, or has a cost greater than \$150,000, or for any room in a building which requires a building permit.
- (2) **Exceptions:** These requirements do not apply to (i) registered historical sites, (ii) real property for which a licensed plumber certified that, due to the age or configuration of the property or its plumbing, installation of water-conserving plumbing fixtures is not technically feasible, or (iii) a building for which water service is permanently disconnected. Additionally, there is a one-year exemption for any building slated for demolition, and any city or county that has adopted a retrofit requirement prior to 2009 is itself exempt. (Civil Code §§1101.6, 1101.7, and 1101.9.)

B. Disclosure of Water-Conserving Plumbing Fixtures: Although the installation of water-conserving plumbing fixtures is not a point-of-sale requirement, California Civil Code §§ 1101.4 (single family properties beginning 2017) and 1101.5 (multifamily and commercial properties beginning 2019) require the seller to disclose to the buyer the requirements concerning water-conserving plumbing fixtures and whether the property contains any noncompliant water fixtures.

C. Noncompliant Water Fixtures: Noncompliant water fixtures are any of the following: (i) any toilet manufactured to use more than 1.6 gallons of water per flush, (ii) any urinal manufactured to use more than one gallon of water per flush, (iii) any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute, (iv) any interior faucet that emits more than 2.2 gallons of water per minute. (Civil Code § 1101.3.) Buyer and Seller are each advised to consult with their own home inspector or contractor to determine if any water fixture is noncompliant. Buyer is advised to investigate the cost to bring any noncompliant water fixtures into compliance before removing the investigation contingency.

2. CARBON MONOXIDE DETECTORS:

A. INSTALLATION:

- (1) **Requirements:** As of January 1, 2013, California law (Health and Safety Code §§ 13260 to 13263 and 17926 to 17926.2) has required the following types of dwelling units intended for human occupancy have carbon monoxide detectors installed: single-family dwellings, duplex, lodging house, dormitory, hotel, condominium, time-share and apartment, among others.
- (2) **Exceptions:** The law does not apply to a dwelling unit which does not have any of the following: a fossil fuel burning heater or appliance, a fireplace, or an attached garage. The law does not apply to dwelling units owned or leased by the State of California, the Regents of the University of California or local government agencies. Aside from these three owner types, there are **no other owner exemptions** from the installation requirement; it applies to all owners of dwellings, be they individual banks, corporations, or other entities. There is no exemption for REO properties.

B. DISCLOSURE OF CARBON MONOXIDE DETECTORS: The Health and Safety Code does not require a disclosure regarding the existence of carbon monoxide detectors in a dwelling. However, a seller of residential 1-4 property who is required to complete a Real Estate Transfer Disclosure Statement, (C.A.R. Form TDS) or a Manufactured Home and Mobilehome Transfer Disclosure Statement (C.A.R. Form MHTDS) must use section II A of that form to disclose whether or not the dwelling unit has a carbon monoxide detector.

C. COMPLIANCE WITH INSTALLATION REQUIREMENT: State building code requires at a minimum, placement of carbon monoxide detectors in applicable properties outside of each sleeping area, and on each floor in a multi-level dwelling but additional or different requirements may apply depending on local building standards and manufacturer instructions. An owner who fails to install a carbon monoxide detector when required by law and continues to fail to install the detector after being given notice by a governmental agency could be liable for a fine for each violation. A transfer of a property where a seller, as an owner, has not installed carbon monoxide detectors, when required to do so by law, will not be invalidated, but the seller/owner could be subject to damages, plus court costs and attorney fees. Buyer and Seller are each advised to consult with their own home inspector, contractor or building department to determine the exact location for installation of carbon monoxide detectors. Buyer is advised to consult with a professional of Buyer's choosing to determine whether the property has carbon monoxide detector(s) installed as required by law, and if not to discuss with their counsel the potential consequences.

3. LOCAL REQUIREMENTS: Some localities maintain their own retrofit or point of sale requirements which may include the requirement that water-conserving plumbing fixtures and/or a carbon monoxide detector be installed prior to a transfer of property. Therefore, it is important to check the local city or county building and safety departments regarding point of sale or retrofit requirements when transferring property.

By signing below, Buyer and Seller each acknowledge that they have read, understand, and have received a copy of this Water-Conserving Plumbing Fixtures and Carbon Monoxide Detector Advisory

Seller Paul Thompson Date 2/4/2026 | 9:35 AM P

Seller Kathryn Thompson Date 2/4/2026 | 8:54 AM P

Buyer _____ Date _____

Buyer _____ Date _____

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WCMD REVISED 6/24 (PAGE 1 OF 1)

WATER-CONSERVING PLUMBING FIXTURES AND CARBON MONOXIDE DETECTOR ADVISORY (WCMD PAGE 1 OF 1)

Active • Single Family Residence

\$899,000

115 Brookvine Cir • Chico 95973

0 days active in MLS

4 beds, 3 full baths • 3,899 sqft • 13,068 sqft lot • \$230.57/sqft • Built in 1990

Listing ID: SN26022677

Off W Shasta Ave



This well-built North Chico home offers thoughtful design, quality finishes, and spaces that truly work for everyday living and entertaining. Inside, you'll find new LVP flooring throughout, architectural archways, exposed beam ceilings, and a spacious living room with a cozy fireplace. The kitchen is both functional and stylish, featuring granite countertops, custom wood cabinetry, a Wolf gas cooktop, Sub-Zero refrigerator, large center island, walk-in pantry, and breakfast bar. A formal dining room sits nearby, along with an additional formal living space that adds flexibility for hosting or gathering. A dedicated office with built-in shelving provides a comfortable work-from-home setup. The primary suite offers a private retreat with backyard access, walk-in closets, dual vanities, and a tiled walk-in shower. Three additional bedrooms are generously sized, and the home also includes ceiling fans throughout, an indoor laundry room, and an attached three-car garage. Recent upgrades include a newer furnace, air conditioning system, and water heater, adding peace of mind and efficiency. Out back, the property is designed for year-round enjoyment with a covered patio, Pebble Tec pool, outdoor kitchen and bar, plus a storage shed and garden area. Located in a desirable North Chico neighborhood, this home combines comfort, function, and standout amenities in one complete package.

Facts & Features

- Listed On 01/30/2026
- Original List Price of \$899,000
- Levels: One
- 3 Garage spaces/Attached Garage
- 3 Total parking spaces
- Assessments: Unknown
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Individual Room, Inside
- Cooling: Central Air
- Heating: Central
- Fireplace: Living Room
- Pool: Private, In Ground
- View: Neighborhood

Interior

- Rooms: Family Room, Kitchen, Laundry, Living Room, Primary Bathroom, Primary Bedroom, Office
- Eating Area: Breakfast Counter / Bar, Dining Room
- Appliances: Dishwasher, Gas Range, Microwave
- Other Interior Features: Beamed Ceilings, Built-in Features, Ceiling Fan(s), High Ceilings, Pantry

Exterior

- Lot Features: Back Yard, Front Yard, Lot 10000-19999 Sqft
- Sewer: Conventional Septic

Additional Information

- Standard sale
- Chico Unified School District
- Butte County
- Parcel # 006330034000

Signed by:

Kathryn Thompson 2/4/2026 | 8:54 AM PST

1834 Mangrove Ave.
Chico, 95926

Signed by:

Paul Thompson 2/4/2026 | 9:35 AM PST

115 Brookvine Cir, Chico, CA 95973-0172, Butte County 📍 **Active Listing**

APN: 006-330-034-000 CLIP: 8992782726



MLS Beds 4	MLS Full Baths 3	Half Baths N/A	MLS List Price \$899,000	Sale Date 10/22/2018
MLS Sq Ft 3,899	Lot Sq Ft 13,068	MLS Yr Built 1990	Type SFR	

OWNER INFORMATION

Owner Name	Thompson Kathryn	Tax Billing City & State	Chico, CA
Owner Name 2	Thompson Paul	Tax Billing Zip	95973
Mail Owner Name	Kathryn & Paul Thompson	Tax Billing Zip+4	0172
Tax Billing Address	115 Brookvine Cir	Owner Occupied	Yes

COMMUNITY INSIGHTS

Median Home Value	\$720,522	School District	CHICO UNIFIED
Median Home Value Rating	9 / 10	Family Friendly Score	73 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	78 / 100	Walkable Score	59 / 100
Total Incidents (1 yr)	27	Q1 Home Price Forecast	\$744,500
Standardized Test Rank	59 / 100	Last 2 Yr Home Appreciation	4%

LOCATION INFORMATION

Zip Code	95973	Comm College District Code	Butte Jt
Carrier Route	C032	Census Tract	4.04
Zoning	SR	Neighborhood Code	006-006
School District	Chico	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION

APN	006-330-034-000	Tax Area	002395
Exemption(s)	Homeowner	Lot	10
% Improved	78%		
Legal Description	LOT 10 HAIKU ESTATES SUB		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	\$769,703	\$754,612	\$739,817
Assessed Value - Land	\$167,325	\$164,045	\$160,829
Assessed Value - Improved	\$602,378	\$590,567	\$578,988
YOY Assessed Change (\$)	\$15,091	\$14,795	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$8,161		
2024	\$8,260	\$99	1.21%
2025	\$8,799	\$539	6.53%

CHARACTERISTICS

County Land Use	Residential - Sgl Fam Resid	Sewer	Type Unknown
Universal Land Use	SFR	Heat Type	Central
Lot Acres	0.3	Cooling Type	Central
Lot Area	13,068	Garage Type	Detached Garage
Building Sq Ft	3,899	Garage Sq Ft	630
Gross Area	3,899	Parking Type	Detached - 3 Car Garage
Stories	1	Parking Spaces	MLS: 3
Total Units	1	Construction Type	Wood
Total Rooms	4	Foundation	Slab
Bedrooms	4	Pool	Gunite
Total Baths	3	Year Built	1990
MLS Total Baths	3	Effective Year Built	1990
Full Baths	3	Building Type	Residential
Fireplaces	1	# of Buildings	1
Quality	Good		

SELL SCORE		Value As Of	
Rating	N/A		N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM™	\$768,100	Confidence Score	96
RealAVM™ Range	\$720,900 - \$815,300	Forecast Standard Deviation	6
Value As Of	01/20/2026		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	4178	Cap Rate	3.8%
Estimated Value High	4782	Forecast Standard Deviation (FSD)	0.14
Estimated Value Low	3574		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	SN26022677	MLS Current List Price	\$899,000
MLS Status	Coming Soon	MLS Original List Price	\$899,000
MLS Source	CRM	MLS Listing Agent	Cha344-Kelsey Wakefield
MLS Area	CHICO	MLS Listing Broker	RE/MAX OF CHICO
MLS Status Change Date	01/30/2026		

MLS Listing #	Sn18223853	Ch12045501	Ch12045495	Ch200805150	Ch200704910
MLS Status	Closed	Closed	Delete	Expired	Expired
MLS Listing Date	09/13/2018	03/31/2012	03/31/2012	05/21/2008	07/08/2007
MLS Listing Price	\$689,900	\$529,000	\$529,000	\$715,000	\$859,000
MLS Orig Listing Price	\$689,900	\$529,000	\$529,000	\$715,000	\$859,000
MLS Close Date	10/31/2018	05/15/2012			
MLS Listing Close Price	\$689,900	\$510,000			
MLS Source History	CRM	CRM	CRM	CRM	CRM

LAST MARKET SALE & SALES HISTORY				
Recording Date	10/31/2018		Sale Type	Full
Sale Date	10/22/2018		Deed Type	Grant Deed
Sale Price	\$690,000		Owner Name	Thompson Kathryn
Price Per Square Feet	\$176.97		Owner Name 2	Thompson Paul
Document Number	37097		Seller	Manfredi Family Trust

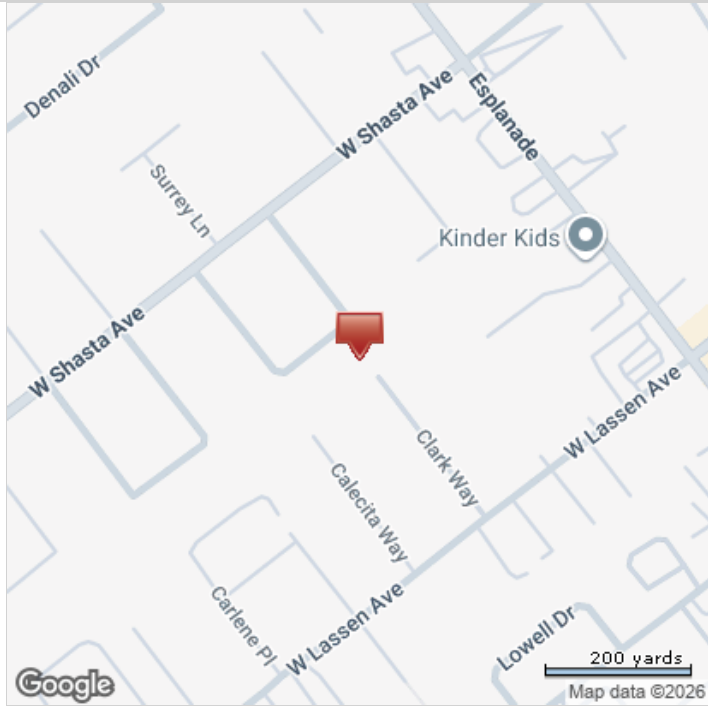
Recording Date	10/31/2018	05/04/2015	08/12/2014	05/15/2012	06/12/2002
Sale Date	10/22/2018	03/23/2015	07/31/2014	04/30/2012	06/06/2002
Sale Price	\$690,000			\$510,000	\$565,000
Nominal		Y	Y		
Buyer Name	Thompson Kathryn & Paul	Manfredi Mary	Manfredi 2003 Family Trust	Manfredi Gino P & Mary G	Mastorakis Andrew & Rhonda
Seller Name	Manfredi Family Trust	Manfredi Gino P	Manfredi Gino P & Mary G	Mastorakis Andrew & Rhonda	Wagstaff Wendell S & Gaylyne S
Document Number	37097	14709	24986	17576	30273
Document Type	Grant Deed	Affidavit	Grant Deed	Grant Deed	Grant Deed

Recording Date		03/04/1999		11/25/1997	
Sale Date		03/02/1999		11/18/1997	
Sale Price		\$370,000		\$330,000	
Nominal					
Buyer Name		Wagstaff Wendell S & Gaylyane S		Derryberry W Bruce & Pearl	
Seller Name		Derryberry W Bruce & Pearl		Hoey James J & Donna Lee	
Document Number		9438		44864	
Document Type		Grant Deed		Grant Deed	

MORTGAGE HISTORY

Mortgage Date	10/31/2018	09/10/2013	05/15/2012	02/05/2004	10/24/2002
Mortgage Amount	\$521,900	\$50,000	\$360,000	\$299,000	\$300,700
Mortgage Lender	Star One Cu	Bank Of America	Greenlight Fin'l Svcs	Tri Cntys Bk	Tri Cntys Bk
Mortgage Code	Va	Conventional	Conventional	Conventional	Conventional
Mortgage Date	06/12/2002	06/12/2002	01/14/2002		
Mortgage Amount	\$300,700	\$135,000	\$110,000		
Mortgage Lender	Tri Cntys Bk	Tri Cntys Bk	Wells Fargo Bk		
Mortgage Code	Conventional	Conventional	Conventional		

PROPERTY MAP



*Lot Dimensions are Estimated

Signed by: *Kathryn Thompson* 2/4/2026 | 8:54 AM PST
 14D63B7862F2425...

Signed by: *Paul Thompson* 2/4/2026 | 9:35 AM PST
 88A29ADF095543D...

ADDENDUM TO THE STATEWIDE BUYER AND SELLER ADVISORY

Property Address: _____

Real Estate Brokers can only advise on real estate. Real Estate Brokers do not have expertise in areas and conditions that are set out in the Statewide Buyer and Sellers Advisory (CAR FORM – SBSA) and any Addenda which may be attached to the advisory.

Upon receiving, reviewing, reading and understanding the Statewide Buyer and Sellers Advisory and any Addenda attached thereto, as well as the Real Estate Transfer Disclosure Statement (CAR FORM – TDS-11), The Buyer(s) have elected to have the following inspections performed on the subject property, as evidenced by the **Buyer(s) initials**:

Physical Home Inspection	Soil & Geological Conditions	Environmental Hazards
() ()	() ()	() ()
Septic Systems	Well & Water Systems	Roof Inspection
() ()	() ()	() ()
Boundary Lines/Lot Size	Easements/Encroachments	Pool and/or Spa
() ()	() ()	() ()
Permits, Zoning & Code Compliance	Water Shortages & Conservations	
() ()	() ()	

Concerning the "Local Addenda" Buyer(s) agrees that he/she will conduct his/her own independent investigation of the items disclosed and contained in any such Local Addenda.

() ()

WAIVER OF INSPECTIONS: In the event Buyer(s) elects to purchase the property without any or some of the professional inspections stated above, Buyer(s) is acting against the advice and recommendation of the Listing and Selling Brokers.

With respect to such inspections and/or inspection reports not obtained by Buyer(s), Buyer(s) agrees that Buyer(s) will conduct his/her own independent investigation of the subject property and base his/her decision to purchase the subject property on his/her own independent investigation.

NO VERIFICATION BY BROKERS OR AGENTS: Brokers hereby inform Buyer(s) that Brokers have not and will not verify any information provided by Seller(s) or any other source.

BUYER(s) HEREBY ACKNOWLEDGES THIS ADDENDUM

Date: _____ Signature: _____ Print Name: _____

Date: _____ Signature: _____ Print Name: _____



Public Records Disclosure

Property Address: _____

APN: _____

Dear Purchaser;

RE/MAX of Chico Real Estate believes that certain public records may be beneficial for your understanding and evaluation of any property which you might be considering. These records are available at Town or City offices:

- **City of Chico – 411 Main St., Chico; 530-896-7200**
- **7 County Center Drive, Suite 105, Oroville; (530) 538-7601**
(building records for properties located in the county)
- **Town of Paradise – Building Resiliency Center - 6295 Skyway, Paradise; 530-872-6286** *(properties located within Paradise town limits)*
- **155 Nelson Ave., Oroville; 530-538-7691** (Public Records)
- **202 Mira Loma Dr. , Oroville; 530-538-7281** *(septic & well records for Butte County)*

Staff professionals within these public offices are available to aid you in interpreting these documents and obtaining any copies which you might desire.

As an Agent in this transaction, RE/MAX of Chico urges you to contact these sources and explore these records to your contractual and personal satisfaction within the timelines allowed in your purchase contract. Failure to take advantage of this opportunity shall be your responsibility.

Date: _____

Signature: _____

Date: _____

Signature: _____

RE/MAX of Chico – DRE 01996441
1834 Mangrove Ave., CA 95926
530-896-9300

ESIGN DISCLOSURES & CONSENT Property Address: _____

It is required by law to provide you with certain disclosures and information about the products, services or accounts you may receive or access in connection with your relationship with us ("Required Information"). With your consent, we can deliver Required Information to you by A) displaying or delivering the Required Information electronically; and B) requesting that you print or download the Required Information and retain it for your records.

This notice contains important information that you are entitled to receive before you consent to electronic delivery of Required Information. Your consent also permits the general use of electronic records and electronic signatures in connection with the Required Information.

After you have read this information, if you agree to receive Required Information from us electronically, and if you agree to the general use of electronic records and electronic signatures in connection with our relationship, please sign below.

Statement of electronic disclosures:

You may request to receive Required Information on paper, but if you do not consent to electronic delivery of Required Information, we cannot proceed with the acceptance and processing to create a relationship with you in connection to the products, services or account.

If you consent to electronic delivery of Required Information, you may withdraw that consent at any time. However, if you withdraw your consent, we will not be able to continue processing to create a relationship with you in connection to the products, services or account.

If you consent to electronic disclosures, that consent applies to all Required Information we give you or receive from you in connection with our relationship and the associated notices, disclosures, and other documents.

You agree to print out or download Required Information when we advise you to do so and keep it for your records. If you are unable to print or download any Required Information, you may call us and request paper copies. If you need to update your email address or other contact information with us, you may do so by calling us and requesting the necessary updates.

If you wish to withdraw your consent to electronic disclosures, you may do so by calling us and requesting withdrawal of consent. After consenting to receive and deliver Required Information electronically, you may request a paper copy of the Required Information by calling us.

If you do not have the required software and/or hardware, or if you do not wish to use electronic records and signatures for any other reason, you can request paper copies of Required Information to be sent to you by calling us.

Your consent does not mean that we must provide the Required Information electronically. We may, at our option, deliver Required Information on paper. We may also require that certain communications from you be delivered to us on paper at a specified address.

I have read the information about the use of electronic records, disclosures, notices, and e-mail, and consent to the use of electronic records for the delivery of Required Information in connection with our relationship. I have been able to view this information using my computer and software. I have an account with an internet service provider, and I am able to send e-mail and receive e-mail with hyperlinks to websites and attached files. I also consent to the use of electronic records and electronic signatures in place of written documents and handwritten signatures.

Seller: Kathryn Thompson Date: 2/4/2026 | 8:54 AM PST Seller: Paul Thompson Date: 2/4/2026 | 9:35 AM PST
14D63B7862F2425... 88A29ADF095543D...

Buyer: _____ Date: _____ Buyer: _____ Date: _____