

Material Facts Disclosure

Property Address 13520 Heflin Drive La Mirada, CA 90638

County/public records may reflect different information than what is stated by the owner(s). Where discrepancies exist, both versions of the information are noted below.

Item	Owner's Representation	County/Public Records
Bedrooms	_____	_____
Bathrooms	1F 1Three Quarter	2
Square Footage	_____	_____
Lot Size	_____	_____
County/Public Source Details (URL, etc.)	_____	
Other / More	_____	

Notice to Acquirer: The listing brokerage makes no representation or warranty, express or implied, regarding the accuracy or completeness of any information provided by the owner, county, or public records. Acquirer is strongly encouraged to conduct their own independent investigation, measurements, and verification of all property details, and to retain qualified professionals as needed.