



In accordance with the terms and conditions of the Purchase Agreement OR ☒ Other Listing Pre-Disclosures
dated _____, on property known
as 320 Cazador Lane #5, San Clemente, CA 92672 ("Property"),
between _____ ("Buyer")
and CAG Holdings LLC (Fred Guido, Managing Member), CAG Holdings, LLC (Lucille Guido, Managing Member) ("Seller").

1. **REPORTS BEING PROVIDED:** ☐ Buyer or ☐ Seller is being provided with the following reports, documents, inspection reports, disclosures, proposals, estimates or invoices ("Reports") checked in **paragraphs 4 and 5**.
2. **REPORTS NOT VERIFIED BY BROKER OR SELLER:** Broker and Seller have not verified the representations in such Reports and make no representation themselves regarding the adequacy and completeness of such Reports or the performance of the person conducting such inspections or preparing the Reports.
3. **BUYER'S OWN INVESTIGATIONS:** Any Reports not ordered by Buyer should not be considered a substitute for Buyer obtaining their own inspections and Reports covering the same items and any other matter affecting the value or desirability of the Property.

4. **LIST OF REPORTS PROVIDED TO BUYER OR SELLER THAT WERE ORDERED FOR THIS TRANSACTION:**

Report, Document or Disclosure	Ordered by	Prepared By	Dated	Via Link
A. ☒ Wood Destroying Pest Inspection	☐ B ☒ S	<u>SoCal Termite and Pest</u>	<u>06/03/2026</u>	☐
B. ☐ Home Inspection Report	☐ B ☐ S	_____	_____	☐
C. ☐ Title: Preliminary Report	☐ B ☐ S	_____	_____	☐
D. ☐ Roof Inspection	☐ B ☐ S	_____	_____	☐
E. ☐ Sewer Lateral Report	☐ B ☐ S	_____	_____	☐
F. ☒ Natural Hazard Disclosure Report	☐ B ☒ S	<u>First American</u>	<u>06/19/2026</u>	☐
G. ☐ Domestic Well Test	☐ B ☐ S	_____	_____	☐
H. ☐ Septic/Private Sewage Inspection	☐ B ☐ S	_____	_____	☐
I. ☐ HVAC Inspection	☐ B ☐ S	_____	_____	☐
J. ☐ Government Inspection or Report	☐ B ☐ S	_____	_____	☐
K. ☐ Statutory Condominium/Planned Development Disclosures (Civil Code § 4525)	☐ B ☐ S	_____	_____	☐
L. ☐ Contractual Condominium/Planned Development Disclosures	☐ B ☐ S	_____	_____	☐
M. ☐ Lease Documents	☐ B ☐ S	_____	_____	☐
N. ☐ Tenant Estoppel Certificates	☐ B ☐ S	_____	_____	☐
O. ☒ <u>SPO</u>	☐ B ☒ S	<u>Seller</u>	<u>06/19/2026</u>	☐
P. ☒ <u>TDS</u>	☐ B ☒ S	<u>Seller</u>	<u>06/19/2026</u>	☐
Q. ☒ <u>AVID</u>	☐ B ☒ S	<u>Listing Agent</u>	_____	☐
R. ☒ <u>CC&Rs</u>	_____	_____	_____	_____

5. **LIST OF REPORTS FROM PREVIOUS TRANSACTIONS OR OTHERWISE IN SELLER'S POSSESSION:** Seller either obtained the following Reports from a previous transaction or otherwise had the Reports in their possession. Unless otherwise disclosed or noted, Seller has not verified the information and has no further knowledge regarding such Reports. Such Reports may not be up-to-date and may not reflect the current condition of the Property.

<u>Report, Document or Disclosure</u>	<u>Prepared By</u>	<u>Dated</u>	<u>Via Link</u>
A. ☐ _____	_____	_____	☐
B. ☐ _____	_____	_____	☐
C. ☐ _____	_____	_____	☐
D. ☐ _____	_____	_____	☐
E. ☐ _____	_____	_____	☐
F. ☐ _____	_____	_____	☐
G. ☐ _____	_____	_____	☐
H. ☐ _____	_____	_____	☐
I. ☐ _____	_____	_____	☐
J. ☐ _____	_____	_____	☐
K. ☐ _____	_____	_____	☐

6. **REPORTS DELIVERED VIA LINK:** For all Reports identified by a check below, Buyer is unable or unwilling to open the link, is unable to download the documents in the link, or prefers to receive the documents directly rather than via a link.

- A. ☐ All Reports Delivered via link.
- B. ☐ _____
- C. ☐ _____

7. **ADDITIONAL INVESTIGATION RECOMMENDATIONS:** If any of the above Reports recommends Buyer obtain additional investigations, Buyer should contact qualified experts to determine if such additional investigations are necessary. If Buyer does not do so, Buyer is acting against Broker's advice.

8. **REPORTS PREPARED FOR PERSONS OTHER THAN BUYER:** Buyer has been advised that if Buyer receives any Report that has not been ordered by Buyer (whether prepared by or for Seller or others), Buyer may have no recourse against the preparer of the Report for any errors, inaccuracies or missing information. Buyer is advised to check with the preparer of any Report to determine if preparer will offer Buyer such recourse.

The Party receiving the Reports acknowledges receipt of the Reports checked above. Unless otherwise specified in paragraph 6, if Via Link is checked by any report above, the Party receiving the Reports acknowledges being able to access any and all Reports delivered via a link.

By signing below, the Party receiving the Reports acknowledges that they have received a copy of this Receipt for Reports, and they have read and understand its terms.

☐ Buyer/☐ Seller _____ Date _____

☐ Buyer/☐ Seller _____ Date _____

