

Buyer agent information: 379 Foothill Dr, Fillmore

Optimal COE - asap

Preferred escrow: Ronda Holden, Fidelity

Preferred title: Dallas Coulter, California Best Title

NHD – any

Home warranty company – any CRES approved company

Coastlands Real Estate Group's DRE # is 01253080.

Notes:

- On the Landers pre-listing home inspection report – many items have been addressed. In addition, all five (5) of the items listed in the executive summary have been rectified.
 - The Zinsco electrical panel was replaced by licensed electrician.
 - Smoke & CO2 detectors installed.
 - Kitchen faucet sprayer replaced.
 - Air filters replaced.
 - Plumbing drain lines were repaired by licensed plumber.
 - Buyer to verify all repairs are to their satisfaction.
- On the AB 38 Fire Report
 - Homeowner has taken care of the first 3 of 4 items listed in the report.
 - Buyer will need to assume responsibility for boxing in the lower deck.
- Jetty Termite report is provided for your information.
- Property is located within a very high fire zone – listing agent has obtained a CA Fair Plan + DIC insurance quote – file attached for your review – buyer to obtain own estimate and ensure availability.
- Preliminary title report attached for your review.
- The lot size of 10,890 was a combined (in the past) double lot – listing agent has checked with the City of Fillmore about the possibility of doing a lot split and the minimum residential lot size there is 6000sf, so while “larger” does not appear splittable.