



CALIFORNIA
ASSOCIATION
OF REALTORS®

LEASE LISTING AGREEMENT
EXCLUSIVE AUTHORIZATION TO LEASE OR RENT
(C.A.R. Form LL, Revised 6/26)

Date Prepared: 06/15/2026

1. **EXCLUSIVE RIGHT TO LEASE:** Anacapa PCH LLC ("Rental Property Owner" or "RPO")
hereby employs and grants Equity Advisors ("Broker")
beginning (date) 06/19/2026 and ending at 11:59 P.M. on (date) 12/18/2026 ("Listing Period")
the exclusive and irrevocable right to lease or rent the real property in the City of Malibu,
County of Los Angeles, California, described as 31215 PCH, Malibu, CA 90265
("Premises").

2. **LISTING TERMS:**

- A. **RENT AMOUNT:** Six Thousand, Five Hundred Dollars \$ 6,500.00 per month
B. **SECURITY DEPOSIT** \$13,000.00 (see C.A.R. Form SDDA for more information regarding allowable amounts.)
(NOTE: Prior to any tenancy, RPO is advised to take photographs to document the condition of the Premises.)
C. **TYPE OF TENANCY:** (Check all that apply): ☐ Month-to-month; ☒ One year; ☐ Exceeds one year; ☐ Other _____
D. **ITEMS INCLUDED IN LEASE/RENTAL:** All fixtures and fittings attached to the Premises and the following items of personal property: Washer, Dryer, Refrigerator
E. **PERSONAL PROPERTY THAT WILL NOT BE MAINTAINED OR REPLACED BY RPO:** The following items of personal property are being left on the Premises as a courtesy by RPO and are not warranted in any way, nor will they be maintained or replaced by RPO: _____
F. **ITEMS EXCLUDED FROM LEASE/RENTAL:** ☐ Garage/Carport; ☐ _____
G. **ADDITIONAL TERMS:** _____

3. **COMPENSATION:**

Notice: The amount or rate of real estate commissions is not fixed by law. They are set by each Broker individually and may be negotiable between RPO and Broker.

- A. **ADVISORY:** Real estate commissions include all compensation and fees to Broker and are fully negotiable.
B. **COMPENSATION TO BROKER:** RPO agrees to pay to Broker, as compensation for services, as specified below. (Does not include compensation, if any, to a broker representing tenant. See **paragraph 3I**):

(1) **For fixed-term leases:**

- (A) (i) 2.000 percent of the total rent payments due under the term specified in **paragraph 2C**, (term shall be the term in the rental agreement if rental agreement is signed and tenant takes possession or is prevented from doing so by RPO); or (ii) ☐ \$ _____; or (iii) ☐ _____.

- (B) RPO agrees to pay Broker additional compensation of _____, if a fixed term lease is extended or renewed for an additional fixed term. Payment is due upon such extension or renewal.

- (2) **For month-to-month rental:** (i) _____ percent of _____; or (ii) ☐ \$ _____; or (iii) ☐ _____

(3) **For either a fixed term or month-to-month:**

- (A) **Completed Lease Transaction or RPO Default:** If during the Listing Period, or any extension, Broker, cooperating broker, RPO, or any other person procures a ready, willing, and able Tenant(s) whose offer to lease/rent the Premises on any price and terms is accepted by RPO, provided the Tenant takes possession of the Premises under the terms of the lease or rental or is prevented from doing so by RPO. (Broker is entitled to compensation whether any tenancy resulting from such offer begins during or after the expiration of the Listing Period, or any extension.)

- (B) **Continuation of Right to Compensation for Broker Procured Tenant(s):** If RPO, within _____ calendar days after the end of the Listing Period or any extension thereof, enters into a contract to transfer, lease, or rent the Premises to anyone ("Prospective Transferee") or that person's related entity: (i) who physically entered and was shown the Premises during the Listing Period or any extension thereof by Broker or a cooperating broker; or (ii) for whom Broker or any cooperating broker submitted to RPO a signed, written offer to lease or rent the Premises. RPO, however, shall have no obligation to Broker under this **subparagraph 3B(3)(B)** unless, not later than the end of the Listing Period or any extension or cancellation, Broker has given RPO a written notice of the names of such Prospective Transferees.

- (C) **RPO Interference with Listing:** If, without Broker's prior written consent, the Premises are withdrawn from lease/rental, are leased, rented, or otherwise transferred, or made unmarketable by a voluntary act of RPO during the Listing Period, or any extension.

- C. **TENANT BREACH AND RPO RECOVERY OF DAMAGES:** If commencement of the lease or rental is prevented by a party to the transaction other than RPO, then compensation which otherwise would have been earned under **paragraph 3B** shall be payable only if and when RPO collects damages by suit, arbitration, settlement or otherwise, and then in an amount equal to the lesser of one-half of the damages recovered or the above compensation, after first deducting the expenses of collection, if any.



D. ADDITIONAL COMPENSATION: In addition, RPO agrees to pay: _____

E. COLLECTION OF COMPENSATION: Broker may retain compensation due from any move-in payments made by Tenant to Broker pursuant to the lease or rental agreement. Broker is authorized to instruct Tenant to deduct the amount of Broker compensation from any move-in payment and make a separate payment to Broker for such amount.

F. ☐ COMPENSATION ON SUBSEQUENT SALE TO TENANT (By initialing below, you are agreeing to this term): RPO agrees to pay Broker if Tenant directly or indirectly acquires, or enters into an agreement to acquire title to Premises or any part thereof, whether by sale, exchange or otherwise, during the term or any extension of tenancy, compensation equal to _____ percent of the selling price or total consideration in said transfer, whichever is greater (Does not include compensation, if any, to a broker representing tenant). Payment is due upon Tenant's direct or indirect acquisition of any legal or equitable interest in the Premises and, if there is an escrow, shall be through escrow.

RPO's Initials _____ / _____

G. ☐ ADDITIONAL COMPENSATION DUE BROKER IF TENANT IS UNREPRESENTED:

- (1) For a fixed term lease, either ☐ _____ percent of the total rent payments due under the lease or ☐ \$ _____; ☐ or _____; OR
- (2) For a month to month rental, either ☐ _____ percent of amount specified in **paragraph 3B(2)** used to calculate Broker's percentage compensation, or ☐ \$ _____ or ☐ _____.

H. COMPENSATION OBLIGATIONS TO OTHER RPO BROKERS:

- (1) RPO warrants that RPO has no obligation to pay compensation to any other broker regarding the lease or rental of Premises unless the Premises are leased or rented to: _____
- (2) If Premises are leased or rented to anyone listed in **paragraph 3H(1)** during the time RPO is obligated to compensate another broker: (i) Broker is not entitled to compensation under this Agreement; and (ii) Broker is not obligated to represent RPO with respect to such transaction.

I. COMPENSATION OBLIGATIONS TO TENANT BROKERS: Many tenants do not have sufficient funds to pay RPO a security deposit and first month's rent and also pay their own broker compensation. RPO may be requested to include a term in the lease or rental agreement agreeing to pay a tenant's broker for services rendered in tenant entering into, and if applicable renewing, a lease or rental.

J. ☐ REFERRAL FEE: Broker is paying a referral fee related to representation of the Housing Provider. See attached C.A.R. Form RAD.

4. TENANT PAYMENTS:

A. The following are due and payable to RPO, unless otherwise specified:

1. First Month's Rent: ☐ to Broker; due ☒ at execution, ☐ upon possession, ☐ other _____
2. Security Deposit: ☐ to Broker; due ☒ at execution, ☐ upon possession, ☐ other _____
3. Other: _____ ☐ to Broker; ☐ When due: _____
4. Other: _____ ☐ to Broker; ☐ When due: _____

B. ☒ DIRECT ELECTRONIC RENTAL PAYMENTS: If RPO permits Tenant to pay rent by direct deposit such as wire or electronic payment or other online method, RPO should discuss with a Landlord-Tenant attorney the implications of doing so in the event Tenant defaults and an eviction becomes necessary. See also: Wire Fraud Advisory (C.A.R. Form WFA) for additional information.

5. KEYSAFE/LOCKBOX: ☐ (If checked) RPO authorizes the use of a keysafe/lockbox to allow entry into the Premises and agrees to sign a keysafe/lockbox addendum (C.A.R. Form KLA).

6. SIGN: (If checked) ☒ RPO authorizes Broker to install a FOR LEASE sign on the Premises.

7. MULTIPLE LISTING SERVICE: Information about this listing will (or ☐ will not) be provided to a multiple listing service(s) ("MLS") of Broker's selection. If not, then MLS rules may require an exclusion form, such as its own form or C.A.R. Form MLSA, be submitted to the MLS. All terms of the transaction will be provided to the selected MLS for publication, dissemination and use by persons and entities on terms approved by the MLS. RPO authorizes Broker to comply with all applicable MLS rules. MLS rules allow MLS data to be made available by the MLS to additional Internet sites unless Broker gives the MLS instructions to the contrary.

8. SECURITY AND INSURANCE: Broker is not responsible for loss of or damage to personal or real property, or person, whether attributable to use of a keysafe/lockbox, a showing of the Premises, or otherwise. Third parties, including, but not limited to, inspectors, brokers and prospective tenants, may have access to, and take videos and photographs of, the interior of the Premises. RPO agrees: (i) to take reasonable precautions to safeguard and protect valuables that might be accessible during showings of the Premises; and (ii) to obtain insurance to protect against these risks. Broker does not maintain insurance to protect RPO.

9. OWNERSHIP, TITLE AND AUTHORITY: RPO warrants that: (i) RPO is the legal RPO of the Premises; (ii) no other persons or entities have title to the Premises; and (iii) RPO has the authority to both execute this Agreement and lease or rent the Premises. Exceptions to ownership, title and authority: _____.



Property Address: **31215 PCH, Malibu, CA 90265**Date: **06/15/2026**

10. RPO REPRESENTATIONS: RPO represents that, unless otherwise specified in writing, RPO is unaware of: (i) any recorded Notice of Default affecting the Premises; (ii) any delinquent amounts due under any loan secured by, or other obligation affecting, the Premises; (iii) any bankruptcy, insolvency or similar proceeding affecting the Premises; (iv) any litigation, arbitration, administrative action, government investigation, or other pending or threatened action that does or may affect the Premises or RPO's ability to lease, rent or transfer it; and (v) any current, pending or proposed special assessments affecting the Premises. RPO shall promptly notify Broker in writing if RPO becomes aware of any of these items during the Listing Period or any extension thereof.

11. TAX WITHHOLDING AND REPORTING:

- A. CALIFORNIA WITHHOLDINGS:** If RPO is not a California Resident or a corporation or LLC qualified to conduct business in California, RPO authorizes Broker to withhold and transmit to California Franchise Tax Board ("FTB") 7% of the GROSS payments to RPO that exceed \$1,500 received by Broker in a calendar year, unless RPO completes and transmits to Broker FTB form 589, nonresident reduced withholding request, FTB form 588, nonresident withholding waiver, or FTB form 590, withholding exemption certificate.
- B. FEDERAL WITHHOLDINGS:** If RPO is a nonresident alien individual, a foreign entity, or other non-U.S. person, (Foreign Investor) RPO authorizes Broker to withhold and transmit to the Internal Revenue Service (IRS) 30% of the GROSS rental receipts unless RPO elects to treat rental income as "effectively connected income" by submitting to Broker a fully completed IRS form W-8ECI, Certificate of Foreign Person's Claim for Exemption from Withholding on Income Connected With the Conduct of a Trade of Business in the United States. A Foreign Investor RPO will need to obtain a U.S. tax payer identification number and file declaration with the IRS regarding effectively connected income in order to complete the form given to Broker. Further, the Foreign Investor RPO will be responsible for making any necessary estimated tax payments.
- C.** Broker has a legal duty to report rental income received to tax collection agencies via IRS form 1099.

12. BROKER'S AND RPO'S DUTIES:

- A. BROKER RESPONSIBILITY, AUTHORITY AND LIMITATIONS:** Broker agrees to exercise reasonable effort and due diligence to achieve the purposes of this Agreement. Unless RPO gives Broker written instructions to the contrary, Broker is authorized to advertise and market the Premises in any medium, selected by Broker including MLS and the Internet and, to the extent permitted by these media, including MLS, control the dissemination of the information submitted to any medium. If Broker uses a digitally altered image ("DAI") in an advertisement or other promotional material to market the Property for leases over a year, Broker must comply with Business & Professions Code § 10140.8 as follows: (i) by including a reasonably conspicuous statement located on or adjacent to the DAI stating that the image is altered and also clearly identifying that the original, unaltered image can be accessed via a link to a publicly-accessible internet website, URL, or QR code; and (ii) if the DAI is posted on an internet website controlled by Broker or Broker's agent, Broker may satisfy Broker's legal obligation by either complying with **paragraph 12A(i)** above or by including the unaltered version along with the DAI posting. For details on what qualifies as DAI – and for examples of image enhancements that are not considered DAI – see Business & Professions Code §10140.8.
- B. RPO DISCLOSURES:** RPO agrees to complete a Rental Property Owner Disclosure (C.A.R. Form RPOD), which shall be provided to Broker within **3 Days** of completing (or ☐ with) this Agreement. RPO authorizes Broker to provide tenant with the RPOD completed by RPO with any lease or rental agreement. RPO agrees to complete a Rental Property Intake Form (C.A.R. Form RPOI) within 3 Days of request by Broker (or ☐ attached).
- C. RPO GOOD FAITH:** RPO agrees to consider offers presented by Broker and to act in good faith to accomplish the lease or rental of the Premises by, among other things, making the Premises available for showing at reasonable times and referring to Broker all inquiries of any party interested in the Premises subject to **3G**, and following all applicable fair housing laws. RPO is responsible for determining at what price and terms to list and lease or rent the Premises. RPO, but NOT Broker, is responsible for compliance with all health and safety legal requirements, such as but not limited to smoke alarm and carbon monoxide detector installation, and water heater bracing.
- D. INDEMNITY:** RPO agrees to indemnify, defend and hold harmless Broker and all persons in Broker's firm, as permitted by law, from all costs, expenses, suits, claims, liabilities, damages, judgments, and claims of every type, including but not limited to those arising out of injury or death of any person, or damage to any real or personal property of any person, including RPO, (i) for those acts relating to the leasing of the Property by Broker, or any person operating through Broker's license, or the performance or exercise of any of the duties, powers, or authorities granted to Broker; (ii) from any incorrect or incomplete information supplied by RPO; (iii) from any material facts that RPO knows but fails to disclose including dangerous or hidden conditions on the Premises, and (iv) actions brought by the Department of Fair Employment and Housing or other government regulatory body. This paragraph shall apply to all actions and claims, including those arising out of Broker's negligence but not to the willful misconduct or gross negligence of Broker and shall extend to claims occurring after this Agreement is terminated as well as while it is in force. RPO's obligations under this paragraph will not be limited by insurance requirements or by any other provision of this Agreement.

13. AGENCY RELATIONSHIPS:

- A. Disclosure:** If the listing is for a tenancy in excess of one year or compensation is owed to Broker under **paragraph 3F**, RPO acknowledges receipt of the "Disclosure Regarding Agency Real Estate Relationship" form (C.A.R. Form AD).
- B. RPO Representation:** Broker shall represent RPO in any resulting transaction, except as specified in **paragraph 3H**.
- C. Possible Dual Agency With Tenant:** Depending upon the circumstances, it may be necessary or appropriate for Broker to act as an agent for both RPO and Tenant. Broker shall, as soon as practicable, disclose to RPO any election to act as a dual agent representing both RPO and Tenant. If a Tenant is procured directly by Broker or an associate licensee in Broker's firm, RPO hereby consents to Broker acting as a dual agent for RPO and such Tenant.

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RPO's

Initial
MDC

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Property Address: **31215 PCH, Malibu, CA 90265**Date: **06/15/2026**

- D. Other RPOs:** RPO understands that Broker may have or obtain listings on other properties and that potential tenants may consider, make offers on, or lease or rent through Broker, premises the same as or similar to RPO's Premises. RPO consents to Broker's representation of RPOs and tenants of other properties before, during and after the end of this Agreement.
- E. Confirmation:** If the Premises includes residential property with one to four dwelling units, and the agreed-upon lease is for a tenancy in excess of one year, Broker shall confirm the agency relationship described above, or as modified, in writing, prior to or coincident with RPO's and Tenant's execution of such lease.
- F. Termination of Agency Relationship:** RPO acknowledges and agrees that unless RPO and Broker enter into a separate property management agreement, Broker will not represent RPO in any manner regarding the management of the Premises. RPO further agrees that the representation duties of, and agency relationship with, Broker terminate at the earlier of (i) or (ii) Below:

(i) Entering into a rental or lease agreement for the Premises and, if checked, (choose all that apply) ☐ Tenant occupancy, ☐ delivering to Tenant keys or other means of entering the Premises, ☐ Tenant walkthrough, ☐ completion of Move In Inspection (such as C.A.R. Form MII or comparable form agreed-to by the parties); or (ii) If no lease is already entered into, at the expiration of this Agreement.

- 14. ATTORNEY'S FEES:** In any action, proceeding or arbitration between RPO and Broker arising out of this Agreement, RPO and Broker shall be responsible for paying their own attorney's fees and costs except as provided in **paragraph 15A**.

15. DISPUTE RESOLUTION:

- A. MEDIATION:** (1) RPO and Broker agree to mediate any dispute or claim arising between them regarding the obligation to pay compensation under this Agreement, before resorting to arbitration or court action. (2) Mediation fees, if any, shall be divided equally among the parties involved. (3) If, for any dispute or claim to which this paragraph applies, any party (i) commences an action without first attempting to resolve the matter through mediation, or (ii) before commencement of an action, refuses to mediate after a request has been made, and that party is the losing party in any such action, the prevailing party shall be entitled to recover attorney fees, notwithstanding **paragraph 14**. Exclusions from this mediation agreement are specified in **paragraph 15B**.
- B. ADDITIONAL MEDIATION TERMS:** The following matters shall be excluded from mediation: (i) a judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage or installment land sale contract as defined in Civil Code §2985; (ii) an unlawful detainer action; (iii) the filing or enforcement of a mechanic's lien; and (iv) any matter that is within the jurisdiction of a probate, small claims or bankruptcy court. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a waiver or violation of the mediation provisions.
- C. ADVISORY:** If RPO and Broker desire to resolve disputes arising between them through arbitration rather than court, they can document their agreement by attaching and signing an Arbitration Agreement (C.A.R. Form ARB).

- 16. MANAGEMENT APPROVAL:** If a salesperson or broker-associate enters this Agreement on Broker's behalf, Broker/Manager has the right to cancel this Agreement, in writing, within **5 calendar days** after its execution.

- 17. EQUAL HOUSING OPPORTUNITY:** The Premises is offered in compliance with federal, state and local anti-discrimination laws.

18. ADDITIONAL TERMS:

- A.** ☒ Rental Property Owner Disclosure (C.A.R. Form RPOD);
- B.** ☐ Rental Property Owner Intake Form (C.A.R. Form RPOI);
- C.** ☒ Fair Housing and Discrimination Advisory (C.A.R. Form FHDA)
- D.** ☒ California Consumer Privacy Act Advisory (C.A.R. Form CCPA);
- E.** ☐ Disclosure Regarding Real Estate Agency Relationships (C.A.R. Form AD)
- F.** ☐ Keysafe/Lockbox-Addendum (C.A.R. Form KLA);
- G.** Other: _____

- 19. SUCCESSORS AND ASSIGNS:** This Agreement shall be binding upon RPO and RPO's successors and assigns.

- 20. TIME OF ESSENCE; ENTIRE CONTRACT; CHANGES:** Time is of the essence. All understandings between the parties are incorporated in this Agreement. Its terms are intended by the parties as a final, complete and exclusive expression of their Agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. If any provision of this Agreement is held to be ineffective or invalid, the remaining provisions will nevertheless be given full force and effect. Neither this Agreement nor any provision in it may be extended, amended, modified, altered or changed except in writing. This Agreement and any supplement, addendum or modification, including any copy, may be signed in two or more counterparts, all of which shall constitute one and the same writing.

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21. LEGALLY AUTHORIZED SIGNER: Wherever the signature or initials of the Legally Authorized Signer, identified in the signature block below, appear on this Agreement or any related documents, it shall be deemed to be in a representative capacity for the entity described and not in an individual capacity, unless otherwise indicated. The Legally Authorized Signer (i) represents that the entity for which that person is acting already exists and is in good standing to do business in California and (ii) shall deliver to Broker, within **3 Days** after execution of this Agreement, evidence of authority to act in that capacity (such as but not limited to: applicable portion of the trust or Certification Of Trust (Probate Code § 18100.5), letters testamentary, court order, power of attorney, corporate resolution, or formation documents of the business entity).

By signing below, RPO acknowledges that RPO has read, understands, received a copy of, and agrees to the terms of this Agreement.

☒ **ENTITY RENTAL PROPERTY OWNERS:** (Note: If this paragraph is completed, a Representative Capacity Signature Disclosure (C.A.R. Form RCSD) is not required for the Legally Authorized Signers designated below.)

- (1) **Non-Individual (entity) RPO:** One or more RPOs is a trust, corporation, LLC, probate estate, partnership, holding a power of attorney or other entity.
- (2) **Full entity name:** The following is the full name of the entity (if a trust, enter the complete trust name; if under probate, enter full name of the estate, including case #): **Anacapa PCH LLC**
- (3) **Contractual Identity of RPO:** For purposes of this Agreement, when the name described below is used it shall be deemed to be the full entity name.
 - (A) If a trust: The trustee(s) of the trust or a simplified trust name (ex. John Doe, co-trustee, Jane Doe, co-trustee or Doe Revocable Family Trust);
 - (B) If Property is sold under the jurisdiction of a probate court: The name of the executor or administrator, or a simplified probate name (John Doe, executor, or Estate (or Conservatorship) of John Doe).
- (4) **Legally Authorized Signer:**
 - (A) This Agreement is being Signed by a Legally Authorized Signer in a representative capacity and not in an individual capacity. See **paragraph 21** for additional terms.
 - (B) The name(s) of the Legally Authorized Signer(s) is/are: **Mitch Clarfield**

RENTAL PROPERTY OWNER SIGNATURE(S):

(Signature) By, Mitch Clarfield Date: **6/16/2026 | 9:40:07 AM**

Printed name of RPO: **Anacapa PCH LLC**

☒ Printed Name of Legally Authorized Signer: **Mitch Clarfield** Title, if applicable, _____

Address _____ City _____ State _____ Zip _____

Email _____ Phone # _____

Social Security/Tax ID # (for reporting purposes): _____

(Signature) By, _____ Date: _____

Printed name of RPO: _____

☐ Printed Name of Legally Authorized Signer: _____ Title, if applicable, _____

Address _____ City _____ State _____ Zip _____

Email _____ Phone # _____

Social Security/Tax ID # (for reporting purposes): _____

☐ Additional Signature Addendum attached (C.A.R. Form ASA)

BROKER SIGNATURE(S):

Real Estate Broker (Firm) **Equity Advisors** DRE Lic. # **01265515**

Address **2945 Townsgate Rd Ste 200** City **Westlake Village** State **CA** Zip **91361**

By Jack Torturici Jr. E-mail _____ DRE Lic# _____ Date **6/16/2026 | 9:10:53 AM**

By _____ Tel. _____ E-mail _____ DRE Lic# _____ Date _____

☐ Two Brokers with different companies are co-listing the Premises. Co-listing Broker information is on the attached Additional Broker Acknowledgement (C.A.R. Form ABA).

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31215 PCH





RENTAL PROPERTY OWNER DISCLOSURE

(Intended to be provided with a lease listing or property management agreement and with a residential lease)

(C.A.R. Form RPOD, Revised 6/23)

Rental Property Owner, Anacapa PCH LLC ("RPO")

makes the following disclosures with regard to the real property described as 31215 PCH

Unit # _____, situated in Malibu, County of Los Angeles, California ("Premises").

RPO authorizes the disclosures made on this form to be used to supplement the terms of a residential lease or rental with a tenant (lessee) and, if applicable, a lease listing or property management agreement with a broker.

1. Disclosure Limitation: The following are representations made by the RPO and are not the representations of the agent(s), if any. This Disclosure is not a warranty of any kind by the RPO or any agent(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker has not verified information provided by RPO. A real estate broker is qualified to advise on real estate transactions. If RPO or tenant desires legal advice, they should consult a qualified California real estate attorney.

2. Note to RPO, PURPOSE: To provide tenant and broker with information about known material facts affecting the Premises, to help eliminate misunderstandings about the condition of the Premises and, where relevant, to document a RPO's response to contractual requirements.

- Answer based on actual knowledge and recollection.
- Something that you do not consider material may be perceived differently by others.
- Think about what you would want to know if you were leasing or renting the Premises.
- Read the questions carefully and take your time.

3. Note to Tenant (lessee), PURPOSE: To give you more information about known material facts affecting the value or desirability of the Premises and help to eliminate misunderstandings about the condition of the Premises.

- Something that may be material or significant to you may not be perceived the same way by the RPO.
- If something is important to you, be sure to put your concerns and questions in writing.
- RPO can only disclose what they actually know. RPO may not know about all material items.
- RPO's disclosures are not a substitute for your own investigations, personal judgments, or common sense.

4. RPO's AWARENESS: For each statement below, answer the question "Are you (RPO) 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.

5. LEAD-BASED PAINT:

ARE YOU (RPO) AWARE OF...

A. Whether the Premises was constructed prior to January 1, 1978..... ☒ Yes ☐ No

If yes, in accordance with federal law, Housing Provider gives and Tenant acknowledges receipt of the disclosures on the attached form (C.A.R. Form LPD) and a federally approved lead pamphlet.

B. Does RPO have any reports or records pertaining to lead-based paint or lead based paint hazards in the Premises..... ☐ Yes ☒ No

C. Were any renovations (i.e. sanding, cutting, demolition) of lead-based paint surfaces started or completed ☐ Yes ☒ No

If yes, were such renovations done in compliance with Environmental Protection Agency Lead-Based Paint Renovation Rule ☐ Yes ☐ No

Explanation: _____

6. METH CONTAMINATION:

ARE YOU (RPO) AWARE OF...

A. Whether a government health official has issued an Order identifying the Premises as being contaminated by methamphetamine ☐ Yes ☒ No

B. If yes to A, has any contamination specified in the order not been remedied ☐ Yes ☐ No

If yes, RPO will provide a copy of the Order prohibiting occupancy of the Premises because of methamphetamine contamination as follows:

i. To Broker: Within 3 days of providing this Rental Property Owner Disclosure to Broker; OR ☐ a copy of the Order is attached.

ii. To Tenant: Prior to Tenant signing a lease or rental agreement, or attached to such agreement.

Explanation: _____

7. PERIODIC PEST CONTROL:

ARE YOU (RPO) AWARE OF...

A. Whether the Premises is covered by a contract for periodic pest control treatment of the Premises..... ☒ Yes ☐ No

If yes, RPO will provide Tenant a copy of the notice given to RPO or Housing Provider by the pest control company.

☐ A copy of the notice is attached.

Explanation: _____

8. WATER SUBMETERS:

ARE YOU (RPO) AWARE OF...

A. Whether the Premises contains two or more units served by a single water meter..... ☒ Yes ☐ No

B. If yes to A, has RPO installed a submeter to measure and charge each individual unit for water usage..... ☐ Yes ☒ No

C. If yes, RPO agrees to comply with Civil Code §§ 1954.201 through 1954-219 and to provide any tenant with the required Water Submeter Notice (C.A.R. Form WSM).

Explanation: _____



9. MOLD:**ARE YOU (RPO) AWARE OF...**

- A. Whether any elevated levels of mold are currently in the Premises..... ☐ Yes ☒ No
- B. Whether any elevated levels of mold were previously detected the Premises..... ☐ Yes ☒ No
- (1) If yes to B, was the Premises treated and the mold eradicated ☐ Yes ☐ No
- If yes to B(1), identify the location and date(s) of the treatment: _____
- C. If yes to A or B, does RPO have any reports or records pertaining to elevated levels of mold in the Premises..... ☐ Yes ☐ No
- Explanation: _____

10. ASBESTOS:**ARE YOU (RPO) AWARE OF...**

- A. The presence of asbestos currently in the Premises..... ☐ Yes ☒ No
- B. Whether asbestos was ever removed from the Premises..... ☐ Yes ☒ No
- (1) If yes to B, identify the location and date(s) of the treatment: _____
- (2) If yes to B, does RPO have any reports or records pertaining to asbestos in the Premises..... ☐ Yes ☐ No
- Explanation: _____

11. HOMEOWNER ASSOCIATION/CONDOMINIUM/PLANNED DEVELOPMENT**ARE YOU (RPO) AWARE OF...**

- A. Whether the Premises is a condominium or is located in a planned development, other common interest development or otherwise subject to covenants, conditions, and restrictions..... ☐ Yes ☒ No
- If yes, specify below any contact information for the HOA or other entity. _____
- B. If yes to A, are you aware of any known restrictions on rentals or use of the Premises ☐ Yes ☐ No
- If yes to B, rules and CC&Rs may need to be provided to a tenant upon execution of a lease or rental.
- Explanation: _____

12. MILITARY ORDNANCE LOCATION:**ARE YOU (RPO) AWARE OF...**

If the Premises are located within one mile of an area once used for military training, and may contain potentially explosive munitions. ☐ Yes ☒ No

13. DEATH ON PREMISES:**ARE YOU (RPO) AWARE OF...**

- Whether an occupant of the Premises died on the Premises within the last 3 years..... ☐ Yes ☒ No
- (1) If yes, does RPO knows the manner of death..... ☐ Yes ☐ No
- (2) If yes to (1), the manner of death could be a material fact to a tenant and should be disclosed by RPO except for death due to HIV/AIDS

14. OTHER MATERIAL FACTS:**ARE YOU (RPO) AWARE OF...**

- Any other material facts affecting the Premises..... ☐ Yes ☒ No
- Explanation: _____

RPO represents that RPO 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 RPO's knowledge as of the date signed by RPO. RPO acknowledges (i) RPO'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 RPO relieves RPO from their own duty of disclosure.

Signed by:

Rental Property Owner Mitch Clarfield Anacapa PCH LLC Date 6/16/2026 | 9:40:07 AM

Rental Property Owner 45018EEF7A5D4C1... Date _____

By signing below, Tenant acknowledges that Tenant has read, understands and has received a copy of this Rental Property Owner Disclosure form.

Tenant _____ Date _____

Tenant _____ Date _____

I ACKNOWLEDGE RECEIPT OF A COPY OF THIS RENTAL PROPERTY OWNER DISCLOSURE.

Real Estate Broker Equity Advisors, By Jack Turturici, Jr. Date 6/16/2026 | 9:10:53 AM

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RPOD REVISED 6/23 (PAGE 2 OF 2)

RENTAL PROPERTY OWNER DISCLOSURE (RPOD PAGE 2 OF 2)

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

31215 PCH





RENTAL PROPERTY OWNER INTAKE FORM
(Intended to be provided with a property management agreement
or lease listing, but not with a residential lease)
(C.A.R. Form RPOI, Revised 12/25)

Rental Property Owner, Anacapa PCH LLC ("RPO")
provides the following answers with regard to the real property described as 31215 PCH,
Unit # _____, situated in Malibu, County of Los Angeles, California ("Premises").
RPO authorizes that the answers provided on this form may be used to supplement a lease listing or property management agreement
with a broker and in preparation for executing a lease with a tenant.

1. Note to RPO, PURPOSE: To provide a broker with information about known material facts affecting the Premises, to help eliminate misunderstandings about the condition of the Premises and, where relevant, to document an RPO's response to contractual requirements.

- Answer based on actual knowledge and recollection.
- Something that you do not consider material may be perceived differently by others.
- Think about what you would want to know if you were leasing or renting the Premises.
- Read the questions carefully and take your time.

2. RPO COMPLIANCE REQUIREMENTS: RPO is advised that many of the items below, such as 4 - 13, may require compliance with the applicable legal standard prior to leasing or renting the Premises. **A real estate broker is qualified to advise on real estate transactions and does not have expertise in these areas. If RPO desires legal advice, RPO should consult a qualified California real estate attorney.**

3. RPO's AWARENESS: For each statement below, answer the question "Are you (RPO) 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.

4. WATER CONSERVING PLUMBING FIXTURES:

ARE YOU (RPO) AWARE OF...

Whether the Premises was built prior to January 1, 1994..... ☒ Yes ☐ No

(1) If Yes, have any plumbing fixtures been installed to be compliant plumbing fixtures as defined by Civil Code § 1101.3 ☒ Yes ☐ No

(2) If Yes to 1, are there any remaining plumbing fixtures on the Premises that are non-compliant plumbing fixtures..... ☒ Yes ☐ No

Note: §§ 1101.1 - 1101.5 of the Civil Code require all commercial and residential properties, including both single family and multi-family, to be equipped with water-conserving plumbing fixtures.

Explanation: _____

5. WATER HEATERS:

ARE YOU (RPO) AWARE OF...

Whether any standard water heater with a capacity of not more than 120 gallons is NOT braced, anchored, or strapped in place in accordance with applicable law..... ☐ Yes ☒ No

Explanation: _____

6. CARBON MONOXIDE DETECTORS:

ARE YOU (RPO) AWARE OF...

Whether the Premises has a fossil fuel burning heater, appliance, or an attached garage..... ☒ Yes ☐ No

If yes, has RPO installed any carbon monoxide detectors..... ☐ Yes ☐ No

Explanation: _____

7. SMOKE ALARMS:

ARE YOU (RPO) AWARE OF...

Whether smoke alarm(s) have been installed in compliance with legal requirements in each bedroom, in the hallway outside of each bedroom and on each floor whether or not a bedroom is located on the floor..... ☒ Yes ☐ No

Explanation: _____

8. POOL/SPA SAFETY:

ARE YOU (RPO) AWARE OF...

Whether there is a pool or spa on the Premises..... ☐ Yes ☒ No

(1) If yes, does any pool or spa on the Premises have an approved anti-entrapment drain cover? (No further explanation required.)..... ☐ Yes ☐ No

(2) If yes, are any of the following safety features installed on the Premises? (No further explanation required.)
..... ☐ Yes ☐ No

- ☐ An enclosure that isolates the pool/spa
- ☐ Removable mesh fencing with a self-closing and self-latching gate
- ☐ A manually or power operated safety pool cover
- ☐ Exit alarms on a private single-family home's door and windows providing direct access
- ☐ A self-closing, self-latching device on a single-family home's doors
- ☐ An alarm in the pool that will detect accidental or unauthorized access to the pool/spa
- ☐ Other: As long as it meets equal or greater protection to the above safety features: _____

Explanation: _____



9. BED BUGS:**ARE YOU (RPO) AWARE OF...**

Whether there is any current infestation of bed bugs..... ☐ Yes ☒ No
 Note: RPO acknowledges that beginning July 1, 2017, for new tenants and January 1, 2018 for existing tenants, all tenants must be provided a notice regarding bed bugs (C.A.R. Form BBD). RPO further acknowledges that it is unlawful to show, rent, or lease a property if there is a known current bed bug infestation.

Explanation: _____

10. PROPOSITION 65 WARNING NOTICE:**ARE YOU (RPO) AWARE OF...**

Whether a Proposition 65 warning notice has been posted on the Premises..... ☐ Yes ☒ No
 Note: Proposition 65 warning notice is required when there are more than 10 employees, which may include both employees of the RPO or Property Manager.

Explanation: _____

11. GAS METER(S):**ARE YOU (RPO) AWARE OF...**

Whether there are separate gas meters for different rental units on the Premises..... ☒ Yes ☐ No
 (1) If yes, specify below which unit(s) have separate gas meters.
 (2) If yes, specify below which, if any, meters on the Premises are equipped with earthquake shutoff safety valves and the location of the shutoff valves.

Explanation: _____

12. ELECTRIC METER(S):**ARE YOU (RPO) AWARE OF...**

Whether there are separate electric meters for different rental units on the Premises..... ☒ Yes ☐ No
 If yes, specify below which unit(s) have separate electric meters.

Explanation: _____

13. WATER METER(S):**ARE YOU (RPO) AWARE OF...**

Whether the water meter(s) servicing the Premises are equipped with a shutoff safety valve..... ☐ Yes ☒ No
 If yes, specify below the location of the shutoff valves

Explanation: _____

14. PERMITS:**ARE YOU (RPO) AWARE OF...**

A. Any room additions, structural modification, or other alterations or repairs made without necessary permits..... ☐ Yes ☒ No
 B. Whether any residential unit(s) on the Premises do not contain all permits and governmental approvals needed to lawfully lease or rent any such dwelling..... ☐ Yes ☒ No

Explanation: _____

15. PARKING:**ARE YOU (RPO) AWARE OF...**

Whether Premises contains any on site parking..... ☒ Yes ☐ No
 (1) If yes, the parking spots are ☐ assigned to specific units or ☐ first come, first served
 (2) If yes, is there an additional charge for onsite parking..... ☐ Yes ☒ No

Explanation: _____

16. STORAGE:**ARE YOU (RPO) AWARE OF...**

Whether Premises contains any on site storage space apart from the rental unit..... ☐ Yes ☒ No
 (1) If yes, the storage spaces are ☐ assigned or ☐ first come, first served
 (2) If yes, is there an additional charge for onsite storage..... ☐ Yes ☐ No

Explanation: _____

17. TRASH PICKUP:**ARE YOU (RPO) AWARE OF...**

Whether the Premises contains scheduled trash pickup..... ☒ Yes ☐ No
 (1) If yes, what are the days on which trash pickup is scheduled _____
 (2) If yes, specify below any specific restrictions or obligations regarding trash recycling or separation

Explanation: _____

18. LAWN WATERING:**ARE YOU (RPO) AWARE OF...**

Whether the tenants are obligated to water any lawns or other landscaping on the Premises..... ☒ Yes ☐ No
 If yes, specify below any local watering restrictions limiting the amount or frequency of any watering

Explanation: _____

19. PETS:**ARE YOU (RPO) AWARE OF...**

Whether the RPO maintains a "pet policy" for the Premises..... ☒ Yes ☐ No
 If yes, specify below the specifics or limitations of any such policy. RPO is advised that RPO may not prohibit a tenant from having a qualified service or support animal.

Explanation: _____

20. KEYS**ARE YOU (RPO) AWARE OF...**

A. Whether the Premises has been re-keyed since the previous occupant vacated..... ☐ Yes ☒ No



- B. Whether additional keys are needed to access the amenities provided with the Premises, such as other doors, mailboxes, pools, laundry rooms, storage units, or other areas..... ☐ Yes ☒ No
- C. Whether there are any garage door or gate openers/remotes..... ☒ Yes ☐ No
- Explanation: _____

21. MAILBOXES:**ARE YOU (RPO) AWARE OF...**

- Whether the Premises contains separate individual mailboxes for the units..... ☒ Yes ☐ No
- (1) If yes, are the mailboxes keyed or otherwise separately secured..... ☒ Yes ☐ No
- (2) If yes, specify the location of any mailboxes
Explanation: _____

22. LAUNDRY ROOM/APPLIANCES:**ARE YOU (RPO) AWARE OF...**

- A. Whether the Premises contains a separate or community laundry room..... ☐ Yes ☒ No
- (1) If yes to A, specify below whether laundry appliances are provided for use by the tenants or are the tenants required to provide their own machines
- B. Whether there are appliances that will be provided with a lease..... ☒ Yes ☐ No
- (1) If yes, check all that will be provided
- | | | |
|--|--|--|
| ☒ Oven(s); | ☐ Wine Refrigerator(s); | ☒ Microwave(s); |
| ☒ Washer(s); | ☒ Dryer(s); | ☒ Dishwasher(s); |
| ☐ Other: _____ | ☐ Other: _____ | ☐ Other: _____ |
- (2) If yes to B, are they leased by a third party vendor..... ☐ Yes ☒ No
- (3) If yes to B, will RPO be responsible for replacement or maintenance..... ☒ Yes ☐ No
- C. Whether there is an existing stove and refrigerator in good working order..... ☒ Yes ☐ No
- If no, California law requires that all new, amended, or extended residential leases include a stove and refrigerator in good working order unless the dwelling is permanent supportive housing, a single room occupancy unit, a residential hotel, or a dwelling unit within a housing facility that offers shared communal kitchen space (as described in California Civil Code § 1941.1(b)). A tenant may elect to bring their own refrigerator and be responsible for maintenance; but can subsequently give 30 day written notice to the housing provider to furnish a refrigerator.
- Explanation: _____

23. WOOD BALCONIES AND STAIRS:**ARE YOU (RPO) AWARE OF...**

- If the building on which the Premises is located contains 3 or more units, whether the building has balconies, decks, stairways or other structure ("Elevated Elements") extending beyond the exterior walls of the building, which are at least 6 feet above ground level, and supported in whole or in part by wood or wood-based products..... ☒ Yes ☐ No
- (1) If yes, has an inspection report been obtained within the last 6 years to assess the safety of the elevated elements..... ☒ Yes ☐ No
- (2) If yes to (1), specify if the report indicates whether the Elevated Elements are in need of repair or are in proper working condition and do not pose a threat to health or safety.
- Note: If RPO obtains an inspection report for the safety of elevated elements, RPO must maintain, in the RPO's permanent records, inspection reports for the last two cycles of reports obtained.
- Explanation: _____

24. OTHER MATERIAL FACTS:**ARE YOU (RPO) AWARE OF...**

- Any other material facts affecting the Premises..... ☐ Yes ☒ No
- Explanation: _____

25. OWNERSHIP INFORMATION:

- A. How does Rental Property Owner hold title? _____
- B. Is this a Corporation, LLC with a corporate member, or Real Estate Investment Trust?..... ☒ Yes ☐ No
- C. Does Rental Property Owner own other rental properties?..... ☒ Yes ☐ No
- D. If this is a duplex or SFR with ADU, will the owner be living in the other unit?..... ☐ Yes ☒ No
(If Yes, RPO is advised to inform property manager if they no longer occupy the unit after a tenancy is started.)
- E. When was the certificate of occupancy issued? _____

RPO represents that RPO 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 RPO's knowledge as of the date signed by RPO. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker has not verified information provided by RPO.

Signed by: Mitch Clarfield Anacapa PCH LLC Date 6/16/2026 | 9:40:07 AM PDT
 Rental Property Owner _____
 Rental Property Owner _____ Date _____

I ACKNOWLEDGE RECEIPT OF A COPY OF THIS RENTAL PROPERTY OWNER INTAKE FORM.

Real Estate Broker Equity Advisors, By Jack Turturici, Jr. Date 6/16/2026 | 9:10:53 AM PDT

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RPOI REVISED 12/25 (PAGE 3 OF 3)

RENTAL PROPERTY OWNER INTAKE FORM (RPOI PAGE 3 OF 3)

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31215 PCH





FAIR HOUSING AND DISCRIMINATION ADVISORY

(C.A.R. Form FHDA, Revised 12/24)

1. **EQUAL ACCESS TO HOUSING FOR ALL:** All housing in California is available to all persons. Discrimination as noted below is prohibited by law. Resources are available for those who have experienced unequal treatment under the law.
2. **FEDERAL AND STATE LAWS PROHIBIT DISCRIMINATION AGAINST IDENTIFIED PROTECTED CLASSES:**
 - A. **FEDERAL FAIR HOUSING ACT ("FHA")** Title VIII of the Civil Rights Act; 42 U.S.C. §§ 3601-3619; Prohibits discrimination in sales, rental or financing of residential housing against persons in protected classes;
 - B. **CALIFORNIA FAIR EMPLOYMENT AND HOUSING ACT ("FEHA")** California Government Code ("GC") §§ 12900-12996, 12955; 2 California Code of Regulations ("CCR") §§ 12005-12271; Prohibits discrimination in sales, rental or financing of housing opportunity against persons in protected classes by providers of housing accommodation and financial assistance services as related to housing;
 - C. **CALIFORNIA UNRUH CIVIL RIGHTS ACT ("Unruh")** California Civil Code ("CC") § 51; Prohibits business establishments from discriminating against, and requires full and equal accommodation, advantages, facilities, privileges, and services to persons in protected classes;
 - D. **AMERICANS WITH DISABILITIES ACT ("ADA")** 42 U.S.C. §§ 12181-12189; Title III of the ADA prohibits discrimination based on disability in public accommodations; and
 - E. **OTHER FAIR HOUSING LAWS:** § 504 of Rehabilitation Act of 1973 29 U.S.C. § 794; Ralph Civil Rights Act CC § 51.7; California Disabled Persons Act; CC §§ 54-55.32; any local city or county fair housing ordinances, as applicable.
3. **POTENTIAL LEGAL REMEDIES FOR UNLAWFUL DISCRIMINATION:** Violations of fair housing laws may result in monetary civil fines, injunctive relief, compensatory and/or punitive damages, and attorney fees and costs.
4. **PROTECTED CLASSES/CHARACTERISTICS:** Whether specified in Federal or State law or both, discrimination against persons based on that person's belonging to, association with, or perceived membership in, certain classes or categories, such as the following, is prohibited. Other classes, categories or restrictions may also apply.

Race (and race traits)	Color	Ancestry	National Origin	Religion
Age	Sex, Sexual Orientation	Gender, Gender Identity, Gender expression	Marital Status	Familial Status (family with a child or children under 18)
Citizenship	Immigration Status	Primary Language	Military/Veteran Status	Source of Income (e.g., Section 8 Voucher)
Medical Condition	Disability (Mental & Physical)	Genetic Information	Criminal History (non-relevant convictions)	Any Arbitrary Characteristic or Intersectionality

5. **THE CALIFORNIA DEPARTMENT OF REAL ESTATE REQUIRES TRAINING AND SUPERVISION TO PREVENT HOUSING DISCRIMINATION BY REAL ESTATE LICENSEES:**
 - A. California Business & Professions Code ("B&PC") § 10170.5(a)(4) requires 3 hours of training on fair housing for DRE license renewal; Real Estate Regulation § 2725(f) requires brokers who oversee salespersons to be familiar with the requirements of federal and state laws relating to the prohibition of discrimination.
 - B. Violation of DRE regulations or real estate laws against housing discrimination by a real estate licensee may result in the loss or suspension of the licensee's real estate license. B&PC §10177(l)(1); 10 CCR § 2780
6. **REALTOR® ORGANIZATIONS PROHIBIT DISCRIMINATION:** NAR Code of Ethics Article 10 prohibits discrimination in employment practices or in rendering real estate license services against any person because of race, color, religion, sex, disability, familial status, national origin, sexual orientation, or gender identity by REALTORS®.
7. **WHO IS REQUIRED TO COMPLY WITH FAIR HOUSING LAWS?**
Below is a non-exclusive list of providers of housing accommodations or financial assistance services as related to housing who are most likely to be encountered in a housing transaction and who must comply with fair housing laws.

- Sellers
- Real estate licensees
- Mobilehome parks
- Insurance companies
- Landlords/Housing Providers
- Real estate brokerage firms
- Homeowners Associations ("HOAs");
- Government housing services
- Sublessors
- Property managers
- Banks and Mortgage lenders
- Appraisers

8. **EXAMPLES OF CONDUCT THAT MAY NOT BE MOTIVATED BY DISCRIMINATORY INTENT BUT COULD HAVE A DISCRIMINATORY EFFECT:**
 - A. Prior to acceptance of an offer, asking for or offering buyer personal information or letters from the buyer, especially with photos. Those types of documents may inadvertently reveal, or be perceived as revealing, protected status information thereby increasing the risk of (i) actual or unconscious bias, and (ii) potential legal claims against sellers and others by prospective buyers whose offers were rejected.
 - B. Refusing to rent (i) an upper-level unit to an elderly tenant out of concern for the tenant's ability to navigate stairs or (ii) a house with a pool to a person with young children out of concern for the children's safety.
9. **EXAMPLES OF UNLAWFUL OR IMPROPER CONDUCT BASED ON A PROTECTED CLASS OR CHARACTERISTIC:**
 - A. Refusing to negotiate for a sale, rental or financing or otherwise make a housing opportunity unavailable; failing to present offers due to a person's protected status;
 - B. Refusing or failing to show, rent, sell or finance housing; "channeling" or "steering" a prospective buyer or tenant to or away from a particular area due to that person's protected status or because of the racial, religious or ethnic composition of the neighborhood;
 - C. "Blockbusting" or causing "panic selling" by inducing a listing, sale or rental based on the grounds of loss of value of property, increase in crime, or decline in school quality due to the entry or prospective entry of people in protected categories into the neighborhood;
 - D. Making any statement or advertisement that indicates any preference, limitation, or discrimination;

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FHDA REVISED 12/24 (PAGE 1 OF 2)



FAIR HOUSING AND DISCRIMINATION ADVISORY (FHDA PAGE 1 OF 2)

Douglas Elliman, 150 El Camino Dr Beverly Hills CA 90212
Jack Turturic, Jr.

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31215 PCH

- E. Inquiring about protected characteristics (such as asking tenant applicants if they are married, or prospective purchasers if they have children or are planning to start a family);
- F. Using criminal history information before otherwise affirming eligibility, and without a legally sufficient justification;
- G. Failing to assess financial standards based on the portion of the income responsible by a tenant who receives government subsidies (such as basing an otherwise neutral rent to income ratio on the whole rent rather than just the part of rent that is the tenant's responsibility);
- H. Denying a home loan or homeowner's insurance;
- I. Offering inferior terms, conditions, privileges, facilities or services;
- J. Using different qualification criteria or procedures for sale or rental of housing such as income standards, application requirements, application fees, credit analyses, sale or rental approval procedures or other requirements;
- K. Harassing a person;
- L. Taking an adverse action based on protected characteristics;
- M. Refusing to permit a reasonable modification to the premises, as requested by a person with a disability (such as refusing to allow a tenant who uses a wheelchair to install, at their expense, a ramp over front or rear steps, or refusing to allow a tenant with a disability from installing, at their own expense, grab bars in a shower or bathtub);
- N. Refusing to make reasonable accommodation in policies, rules, practices, or services for a person with a disability (such as the following, if an actual or prospective tenant with a disability has a service animal or support animal):
 - (i) Failing to allow that person to keep the service animal or emotional support animal in rental property,
 - (ii) Charging that person higher rent or increased security deposit, or
 - (iii) Failing to show rental or sale property to that person who is accompanied by the service animal or support animal, and;
- O. Retaliating for asserting rights under fair housing laws.

10. EXAMPLES OF POSITIVE PRACTICES:

- A. Real estate licensees working with buyers or tenants should apply the same objective property selection criteria, such as location/neighborhood, property features, and price range and other considerations, to all prospects.
- B. Real estate licensees should provide complete and objective information to all clients based on the client's selection criteria.
- C. Real estate licensees should provide the same professional courtesy in responding to inquiries, sharing of information and offers of assistance to all clients and prospects.
- D. Housing providers should not make any statement or advertisement that directly or indirectly implies preference, limitation, or discrimination regarding any protected characteristic (such as "no children" or "English-speakers only").
- E. Housing providers should use a selection process relying on objective information about a prospective buyer's offer or tenant's application and not seek any information that may disclose any protected characteristics (such as using a summary document, e.g. C.A.R. Form SUM-MO, to compare multiple offers on objective terms).

11. FAIR HOUSING RESOURCES: If you have questions about your obligations or rights under the Fair Housing laws, or you think you have been discriminated against, you may want to contact one or more of the sources listed below to discuss what you can do about it, and whether the resource is able to assist you.

- A. Federal: https://www.hud.gov/program_offices/fair_housing_equal_opp
- B. State: <https://calcivilrights.ca.gov/housing/>
- C. Local: local Fair Housing Council office (non-profit, free service)
- D. DRE: <https://www.dre.ca.gov/Consumers/FileComplaint.html>
- E. Local Association of REALTORS®. List available at: <https://www.car.org/en/contactus/rosters/localassociationroster>.
- F. Any qualified California fair housing attorney, or if applicable, landlord-tenant attorney.

12. LIMITED EXCEPTIONS TO FAIR HOUSING REQUIREMENTS: No person should rely on any exception below without first seeking legal advice about whether the exception applies to their situation. Real estate licensees are not qualified to provide advice on the application of these exceptions.

- A. Legally compliant senior housing is exempt from FHA, FEHA and Unruh as related to age or familial status only;
- B. An owner of a single-family residence who resides at the property with one lodger may be exempt from FEHA for rental purposes, PROVIDED **no real estate licensee is involved** in the rental;
- C. An owner of a single-family residence may be exempt from FHA for sale or rental purposes, PROVIDED (i) **no real estate licensee is involved** in the sale or rental and (ii) no discriminatory advertising is used, and (iii) the owner owns no more than three single-family residences. Other restrictions apply;
- D. An owner of residential property with one to four units who resides at the property, may be exempt from FHA for rental purposes, PROVIDED **no real estate licensee is involved** in the rental; and
- E. Both FHA and FEHA do not apply to roommate situations. See, *Fair Housing Council v Roommate.com LLC*, 666 F.3d 1216 (2019).
- F. Since both the 14th Amendment of the U.S. Constitution and the Civil Rights Act of 1866 prohibit discrimination based on race; the FHA and FEHA exemptions do not extend to discrimination based on race.

Buyer/Tenant and Seller/Housing Provider have read, understand and acknowledge receipt of a copy of this Fair Housing & Discrimination Advisory.

Buyer/Tenant _____	Signed by:	Date _____
Buyer/Tenant _____		Date _____
Seller/Housing Provider _____	Anacapa PCH LLC	Date 6/16/2026 9:40:07 AM PDT
Seller/Housing Provider _____	45018EEF7A5D4C1...	Date _____

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FHDA REVISED 12/24 (PAGE 2 OF 2)

FAIR HOUSING AND DISCRIMINATION ADVISORY (FHDA PAGE 2 OF 2)

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

31215 PCH





CALIFORNIA CONSUMER PRIVACY ACT ADVISORY

(C.A.R. Form CCPA, Revised 6/26)

The California Consumer Privacy Act ("CCPA")¹ provides California residents with certain rights regarding the collection and use of their personal information ("PI"). Under the CCPA, PI is defined broadly to encompass non-public information that could reasonably be linked to a particular consumer.

During the process of buying, selling, leasing, or, renting real estate, your PI will be collected and likely shared with others, including real estate licensees, a Multiple Listing Service, real estate internet websites, service providers, lenders, and title and escrow companies, to name several possibilities. This sharing of PI will likely be essential to effectively complete the transaction for which the broker is being hired.

Businesses that are subject to the CCPA are required to provide you with certain notices and allow you to exercise various rights regarding your PI. However, not all businesses are required to comply with the CCPA. Moreover, businesses that are otherwise subject to the CCPA may have a legal obligation to maintain PI, notwithstanding your instruction to the contrary. For instance, regardless of whether they are subject to the CCPA, under California law, brokers and Multiple Listing Services are required to maintain their records for 3 years.

If you wish to exercise your rights under the CCPA, you should contact the applicable business directly.

You can also obtain more information about the CCPA from California Privacy Protection Agency (cpa.ca.gov).

This Advisory does not satisfy the requirements under the law, and you are advised to discuss with your broker whether the law applies to your broker, what obligations the broker's business may have, if any, and what rights you may have when it comes to your PI collected by that broker. The broker does not control other businesses that may obtain your PI in the course of your transaction.

By signing below, you acknowledge that you have received a copy of this California Consumer Privacy Act Advisory, and you have read and understand its terms.

Buyer/Seller/Landlord/Tenant _____ ***Anacapa PCH LLC*** _____ Date 6/16/2026 | 9:40:07 AM PDT

Buyer/Seller/Landlord/Tenant _____ Date _____

Signed by:

Mitch Clarfield

45018EEF7A5D4C1...

¹ The CCPA can be referenced at Cal. Civ. Code §§ 1798.100 et seq. Supporting regulations can be referenced at 11 Cal. Code Regs. §§ 7000 et seq.

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CALIFORNIA CONSUMER PRIVACY ACT ADVISORY (CCPA PAGE 1 OF 1)

Douglas Elliman, 150 El Camino Dr Beverly Hills CA 90212
Jack Turturici, Jr.

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31215 PCH

ADDENDUM TO LEASE LISTING AGREEMENT

Property Address: 31215 PCH

This Addendum ("Addendum") contains important modifications to your Lease Listing Agreement (the "Listing Agreement") with Equity Advisors ("EA"). Except as modified by this Addendum, the Listing Agreement remains in full force and effect. In the event of a conflict between the provisions of the Listing Agreement and this Addendum, this Addendum shall control.

Amendments:

3B(l). **COMPENSATION TO BROKER:** If the Premises is leased during the Listing Period of this Agreement, you shall pay commission as follows:

a. Where EA lists the Premises and another Third-Party Real Estate Brokerage ("Third-Party Tenant Agent") or an EA associate licensee other than the EA associate licensee who lists the Premises ("EA Tenant Agent" and collectively with "Third-Party Tenant Agent," "Tenant Brokerage Firm") procures a Tenant(s):

• **List Side** – To EA:

(A) 3 % of the total rent for payments due under the term specified in paragraph 2C, (term shall be the term in the rental agreement if rental agreement is signed and tenant takes possession).

(B) Additional compensation of _____ % of total rent due if a fixed term lease is extended or renewed for an additional fixed term.

• **Tenant Side** – To Tenant Brokerage Firm (including EA Tenant Agent, if applicable):

A) 3 % of the total rent for payments due under the term specified in paragraph 2C, (term shall be the term in the rental agreement if rental agreement is signed and tenant takes possession).

(B) Additional compensation of _____ % of total rent due if a fixed term lease is extended or renewed for an additional fixed term.

b. **Dual Agency Deal** – Where the same EA associate licensee both lists the Premises and procures a Tenant(s), to EA:

(A) 3 % of the total rent for payments due under the term specified in paragraph 2C, (term shall be the term in the rental agreement if rental agreement is signed and tenant takes possession). (B) Additional compensation of _____ % of total rent due if a fixed term lease is extended or renewed for an additional fixed term.

3F. In the event EA Tenant Purchases the Property:

• **List Side** – To EA Listing Agent: (A) _____ % of the total agreed upon Purchase Price

• **Tenant Side Side** – To Tenant Brokerage Firm (including EA Agent, if applicable): (A) _____ % of the total agreed upon Purchase Price Commission for sale of the property shall be through and at the close of Escrow.

LANDLORD UNDERSTANDS THAT COMMISSIONS ARE NOT SET BY LAW AND ARE FULLY NEGOTIABLE AND THAT LANDLORD IS NOT OBLIGATED TO OFFER COMPENSATION TO THE TENANT'S BROKER.

You decide the amount of the Lease Commission, if any, you offer to the Tenant Brokerage Firm. If you choose to offer compensation to the Tenant Brokerage Firm, that offer may only be modified or rescinded if in writing and should be reflected in an agreement signed by you and Tenant Brokerage Firm. Tenant Brokerage Firm is an intended beneficiary of this Agreement.

15. **DISPUTE RESOLUTION** This Addendum shall be interpreted in accordance with the laws of the State of California. Any and all disputes arising out of this Addendum shall be submitted to binding arbitration before JAMS. Any such disputes shall be presided over by a single arbitrator selected in accordance with the parties' written agreement or JAMS rules pertaining thereto. The venue for any such arbitration shall be the JAMS office in the county in which the Property is located or the JAMS office otherwise nearest to where the Property is located. Notwithstanding the foregoing, either party may initiate a proceeding in the Superior Court for the State of California for the sole purpose of seeking injunctive relief and the right of either party to do so is non-arbitrable. In the event either party shall commence an arbitration proceeding or an action in the Superior Court for the State of California (for the sole purpose of seeking injunctive relief), the prevailing party in such action shall recover their actual attorneys' fees and expenses of litigation incurred. Prior to the commencement of any arbitration proceeding pursuant to this provision, the parties agree to participate in mediation. The parties shall equally bear the costs of the mediator and shall otherwise bear their own attorneys' fees and expenses incurred in connection with mediation. Any party refusing to mediate shall be precluded from recovering prevailing party attorneys' fees and expenses in the event an arbitration proceeding is commenced. Any action commenced by a party to this Addendum may be brought only in said party's individual capacity and may not be brought as a member of a purported class or as any other representative proceeding.

BY: DocuSigned by:
Jack Turturici, Jr.
9916B48CD0EF423...

AUTHORIZED SIGNATORY

AGREED AND ACCEPTED: DocuSigned by:
Jack Turturici, Jr.
9916B48CD0EF423...

Equity Advisors: _____
Equity Advisors: _____
RENTAL PROPERTY OWNER: Signed by:
Mitch Clarfield
45018EEF7A5D4C1...

RENTAL PROPERTY OWNER: _____

DATE: 6/16/2026 | 9:10:53 AM PDT

DATE: _____

DATE: 6/16/2026 | 9:40:07 AM PDT

DATE: _____