

Material Facts Disclosure

Property Address 74711 Dillon Road 323 Desert Hot Springs, CA 92241

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                                    | <u>2</u>               | <u>n/a</u>            |
| Bathrooms                                   | <u>1.5</u>             | <u>n/a</u>            |
| Square Footage                              | <u>820</u>             | <u>n/a</u>            |
| Lot Size                                    | <u>3000</u>            | <u>n/a</u>            |
| County/Public Source<br>Details (URL, etc.) | <u>seller</u>          |                       |
| 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.