ASSOCIATION OF REALTORS® This property is a duplex, triplex or for THIS DISCLOSURE STATEMENT OF DESCRIBED AS THIS STATEMENT IS A DISCLOS COMPLIANCE WITH § 1102 OF THE KIND BY THE SELLER(S) OR ANY IS NOT A SUBSTITUTE FOR ANY IN I. COO	AL ESTATE TRANSFER DISCLOS (CALIFORNIA CIVIL CODE § 1102 (C.A.R. Form TDS, Revised 6/2 burplex. A TDS is required for all units. This CONCERNS THE REAL PROPERTY SIT , COUNTY OF <u>Santa Clara</u> 1487 Tierra Buena Dr, San Jose SURE OF THE CONDITION OF THE CIVIL CODE AS OF (DATENY 04, 2024 AGENT(S) REPRESENTING ANY PRIN ISPECTIONS OR WARRANTIES THE PR	2, ET SEQ.) <sup>23)</sup> TDS is for all units (oronly unit(s) TUATED IN THE CITY OF <u>San Jose</u> , STATE OF CALIFOR , Ca 95121 ABOVE DESCRIBED PROPERTY , IT IS NOT A WARRANTY OF A
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		RINCIPAL(S) IN THIS TRANSACTION, A
This Real Estate Transfer Disclosure Sta	ORDINATION WITH OTHER DISCLOSUF	RE FORMS
depending upon the details of the particular	atement is made pursuant to § 1102 of the ould are a state transaction (for example: spe	Civil Code. Other statutes require disclosicial study zone and purchase-money lien
Report/Statement that may include airport	disclosures and other disclosures required by annoyances, earthquake, fire, flood, or special fer, and are intended to satisfy the disclosur	assessment information, have or will be r
<ul> <li>Inspection reports completed pursuan</li> <li>Additional inspection reports or disclo</li> </ul>	t to the contract of sale or receipt for deposit. sures: none	
No substituted disclosures for this trai	nsfer	
	II. SELLER'S INFORMATION	
The Celler discloses the following int	formation with the knowledge that even t	
CONTRACT BETWEEN THE BUYER	-	S NOT INTENDED TO BE PART OF A
Seller 🔄 <u>is ()is not</u> occupying the p	aronerty	
A The subject property has the item		
A. The subject property has the item	ns checked below:*	
×Range	ns checked below:*	Pool: Child Desistant Persian
×Range ×Oven	ns checked below:*  Wall/Window Air Conditioning  Sprinklers	Child Resistant Barrier
×Range ×Oven Microwave	Sprinklers ▶Public Sewer System	Child Resistant Barrier
×Range ×Oven Microwave Dishwasher	<ul> <li>Sprinklers</li> <li>Public Sewer System</li> <li>Septic Tank</li> </ul>	└─ Child Resistant Barrier └─ Pool/Spa Heater: └── Gas └─ Solar └─ Electric
× Range × Oven Microwave Dishwasher Trash Compactor	<ul> <li>Sprinklers</li> <li>Sprinklers</li> <li>Septic Tank</li> <li>Sump Pump</li> </ul>	└── Child Resistant Barrier └── Pool/Spa Heater: └── Gas └── Solar └── Electric └── Water Heater:
<ul> <li>Range</li> <li>Oven</li> <li>Microwave</li> <li>Dishwasher</li> <li>Trash Compactor</li> <li>Garbage Disposal</li> </ul>	<ul> <li>Sprinklers</li> <li>Septic Tank</li> <li>Sump Pump</li> <li>Water Softener</li> </ul>	<ul> <li>☐ Child Resistant Barrier</li> <li>☐ Pool/Spa Heater:</li> <li>☐ Gas ☐ Solar ☐ Electric</li> <li>➤ Water Heater:</li> <li>▲ Gas ☐ Solar ☐ Electric</li> </ul>
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<ul> <li>Range</li> <li>Oven</li> <li>Microwave</li> <li>Dishwasher</li> <li>Trash Compactor</li> <li>Garbage Disposal</li> <li>Washer/Dryer Hookups</li> <li>Rain Gutters</li> <li>Burglar Alarms</li> <li>Carbon Monoxide Device(s)</li> <li>Smoke Detector(s)</li> <li>Fire Alarm</li> <li>TV Antenna</li> <li>Satellite Dish</li> <li>Intercom</li> <li>Central Heating</li> </ul>	As checked below:*  Wall/Window Air Conditioning Sprinklers Public Sewer System Septic Tank Sump Pump Water Softener Patio/Decking Built-in Barbecue Gazebo Security Gate(s) Garage: Attached Not Attached Carport Automatic Garage Door Opener(s) Number Remote Controls Sauna	<ul> <li>Child Resistant Barrier</li> <li>Pool/Spa Heater:</li> <li>Gas Solar Electric</li> <li>Water Heater:</li> <li>Gas Solar Electric</li> <li>Water Supply:</li> <li>City Well</li> <li>Private Utility or Other</li> <li>Gas Supply:</li> <li>Utility Bottled (Tank)</li> <li>Window Screens</li> <li>Window Security Bars</li> <li>Quick Release Mechanism on Bedroom Windows</li> </ul>
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( eee note on page 1)					•
© 2023, California Association of REALTORS®, Inc. TDS REVISED 6/23 (PAGE 1 OF 3)	Seller's Initials	BH(/	Buyer's Initials	s /	
REAL ESTATE TR	RANSFER DI	SCLOSURE STAT	EMENT (TDS PAGE	1 OF 3)	
Achievers Real estate, 5992 Shawcroft Dr. San Jose CA 95123 Fariba Lance Produced with Lone	Wolf Transactions (zip	pForm Edition) 717 N Harwood S	Phone: <b>4088599098</b> it, Suite 2200, Dallas, TX 75201	Fax: 4082280737 www.lwolf.com	1487 Tierra Buena

## Authentisign ID: 647466890202EEff149665566666800686915

Pro	perty Address: 148	7 Tierra Buena Di	r, San Jose,	<u>Ca 95121</u>				Date:		
В.	Are you (Seller	) aware of any	significant	defects/malfunct	tions in any	of the following	g? 🗌 Yes/🔘	No. If yes, o	check appi	ropriate
	space(s) below.									
	Interior Walls	Ceilings	Floors E	Exterior Walls	Insulation	Roof(s) V	Vindows 🗌 Do	oors 🗌 Four	Idation	Slab(s)
	Driveways	Sidewalks	Nalls/Fence	es 🗌 Electrical 🤅	Systems	Plumbing/Sewe	ers/Septics	Other Struc	tural Comp	onents
	(Describe:	- —		_		-				
										)
						,				/

If any of the above is checked, explain. (Attach additional sheets if necessary.):

\*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with § 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with § 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with § 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with § 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code. § 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1994, to be equipped with water-conserving plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not comply with § 1101.4 of the Civil Code.

C. Are you (Seller) aware of any of the following:

1.	Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos,
	formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water
	on the subject property
2.	Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways,
	whose use or responsibility for maintenance may have an effect on the subject property
3.	Any encroachments, easements or similar matters that may affect your interest in the subject property
4.	Room additions, structural modifications, or other alterations or repairs made without necessary permits
5.	Room additions, structural modifications, or other alterations or repairs not in compliance with building codes Yes No
6.	Fill (compacted or otherwise) on the property or any portion thereof
7.	Any settling from any cause, or slippage, sliding, or other soil problems
8.	Flooding, drainage or grading problems
9.	Major damage to the property or any of the structures from fire, earthquake, floods, or landslides
10.	Any zoning violations, nonconforming uses, violations of "setback" requirements
11.	Neighborhood noise problems or other nuisances Noighborhood noise problems or other nuisances
12.	CC&R's or other deed restrictions or obligations No
13.	Homeowners' Association which has any authority over the subject property
14.	Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided
	interest with others)
	Any notices of abatement or citations against the property
16.	Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller
	pursuant to § 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant
	to § 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement
	pursuant to § 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to § 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such
	as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)
	swer to any of these is yes, explain. (Attach additional sheets if necessary.):
C-Z- Fend	

D.	1.	The Seller certifies that the property, as of the close of escrow, will be in compliance with § 13113.8 of the Health and Safety
		Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's
		regulations and applicable local standards.

2. The Seller certifies that the property, as of the close of escrow, will be in compliance with § 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.  $(p_{1}, p_{2}, p_{3})$ 

Seller	Bidabadi Homa (Trustee)	Date 05/04/2024
	Bidabadi Homa (Trustee)	
Seller		Date

TDS REVISED 6/23 (PAGE 2 OF 3)

Buyer's Initials

**REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 2 OF 3)** 

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Authentisign ID: 64746689-890000EEff1499655669668BD686915

Property Address: 1487 Tierra Buena Dr, San Jose, Ca 95121

**III. AGENT'S INSPECTION DISCLOSURE** 

(To be completed only if the Seller is represented by an agent in this transaction.)

Date:

<ul> <li>See attached Agent Visual Inspect</li> <li>Agent notes no items for disclosu</li> <li>Agent notes the following items:</li></ul>	ction Disclosure (AVID For re.			THE FOLLOWING:
Agent (Broker Representing Seller) <u>B</u>	<b>RG Realty Corp</b> (Please Print)	By(Ass	ociate Licensee or Broker Signature) <b>Fariba Lance</b>	Date
(To be completed o <b>THE UNDERSIGNED, BASED O</b> <b>ACCESSIBLE AREAS OF THE P</b> See attached Agent Visual Inspec Agent notes no items for disclosu Agent notes the following items:	ON A REASONABLY OR ROPERTY, STATES TI ction Disclosure (AVID For re.	obtained the off COMPETENT A HE FOLLOWING	er is other than the agent <b>ND DILIGENT VISUAL I</b>	/
Agent (Broker Obtaining the Offer)	(Please Print)	By(Ass	ociate Licensee or Broker Signature)	Date
	MAY WISH TO OBTAI		NAL ADVICE AND/OR IN	
V. BUYER(S) AND SELLER(S) PROPERTY AND TO PROV SELLER(S) WITH RESPECT	IDE FOR APPROPRIA	TE PROVISION	S IN A CONTRACT BE	
PROPERTY AND TO PROV	IDE FOR APPROPRIA TO ANY ADVICE/INSP	TE PROVISION ECTIONS/DEFE	S IN A CONTRACT BE	
PROPERTY AND TO PROV SELLER(S) WITH RESPECT I/WE ACKNOWLEDGE RECEIPT Seller	IDE FOR APPROPRIA TO ANY ADVICE/INSP OF A COPY OF THIS	TE PROVISION ECTIONS/DEFE STATEMENT.	S IN A CONTRACT BE	TWEEN BUYER AND
PROPERTY AND TO PROV SELLER(S) WITH RESPECT I/WE ACKNOWLEDGE RECEIPT	IDE FOR APPROPRIA TO ANY ADVICE/INSP OF A COPY OF THIS	TE PROVISION ECTIONS/DEFE STATEMENT. <sup>Buyer</sup>	S IN A CONTRACT BE ECTS.	TWEEN BUYER AND
PROPERTY AND TO PROV SELLER(S) WITH RESPECT I/WE ACKNOWLEDGE RECEIPT Seller Bidabadi Homa (Trustee)	IDE FOR APPROPRIA TO ANY ADVICE/INSP OF A COPY OF THIS Date Date BRG Realty Corp (Please Print)	TE PROVISION ECTIONS/DEFE STATEMENT. Buyer Buyer	S IN A CONTRACT BE ECTS.	TWEEN BUYER AND

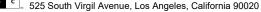
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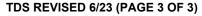
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