

CALIFORNIA SQUARE FOOTAGE DISCLOSURE FOR REAL PROPERTY

Sellers of real property in California are required to disclose anything “material” that affects the value or desirability of the property.

Square footage discrepancies must be disclosed by the seller to any potential buyer, in writing, with as much specificity as possible well before close of the escrow. Buyers should consult third party experts as to a property’s actual square footage. A seller must provide all written documentation as to the square footage of a given property to a potential buyer.

Sellers and buyers are advised that the square footage provided by a governmental entity, such as the tax assessor, may not be accurate. A buyer should verify the square footage prior to close of escrow.

In transmitting information from the seller (or others) to the buyer, the buyer's agent (selling agent) must either verify the information or (preferable) disclose to the buyer that it has not been verified, in writing, before close of escrow.

Property address: _____

Dated: _____
Seller(s)

Dated: _____
Buyer(s)