

SELLER'S PRIOR REPAIR ADVISORY

California law requires that sellers disclose all material facts affecting purchase price or desirability before close of escrow. This disclosure should be in writing and signed and dated by the seller.

If the seller made repairs on the property, or knows of repairs made by a prior owner, they should list in detail all known repairs, the scope of the repairs, costs of the repairs and include all prior reports, permits, receipts, plans, etc.

The buyer should date, sign and return a copy of the Seller's Prior Repair Advisory to the seller's listing agent well before close of escrow.

The buyer should carefully read the seller's prior repair advisory and all exhibits with his or her real estate agent. The buyer should undertake a careful diligent visual inspection of the property with applicable third-party experts. These experts include, but not limited to licensed contractors, soil experts, engineers, surveyors, pest inspectors, mold experts, permits experts, roof inspectors and home inspectors well before close of escrow as part of the buyer's due diligence.

Property address: _____

Prior repairs on this property:

Dated: _____

Seller(s)

Dated: _____

Buyer(s)