

Disclosure Statement

1. Buyer to verify and understand what features, amenities, etc. are offered in the purchase prior to acceptance of Purchase Agreement.
2. Broker advises all Buyers to inspect their unit prior to signing the Purchase Agreement or within 7 days. It is your responsibility to be an informed buyer.
3. Buyer to verify that cell phone, radio, and/or satellite reception in and around their unit is acceptable prior to acceptance of Purchase Agreement.
4. Travertine tile is a soft, porous fine stone that requires special care. Applying a penetrating sealer for fine stone once a year is recommended to protect against stains. Broker is not an expert in this area.
5. Buyer is advised to be cautious when entering and leaving the subterranean parking garage and the townhouses garages of Villa Bella. First, there may be heavy traffic in both directions on Sunset Blvd. and there is no traffic light or stop sign to control traffic in Sunset Blvd. in the immediate vicinity of Villa Bella. The entrance to the parking garage may cause some cars to scrape the bottom of their front or rear bumper, or “bottom out,” against the concrete floor, especially if a particular car has been lowered or if a car drives too fast for the incline of the ramp.
6. Buyer is advised to closely review the Villa Bella Purchase Agreement, Chicago Title’s Preliminary Title Report, Tract Map, Final Subdivision Public Report, Current Budget, Association Bylaws, Condominium Plan, Filed Articles of Incorporation, The Declaration of Covenants Conditions and Restrictions covering the subject property, Owners Maintenance Manual, Natural Hazard Disclosure Report and SB800 Notice.
7. Buyers are advised to consult appropriate tax and legal professionals regarding tax and legal advice. Broker is not an expert in this area.
8. Radon Gas Testing. The United States Environmental Protection Agency and the Surgeon General of the United States have recommended that all homes should be tested for radon. For more information about radon testing, call the National Radon Information Line at 1-800-644-6999. If you decide to test for radon, you must do so before signing this Purchase Agreement.

BUYER

DATE

BUYER

DATE

Pacific Paradise Condominiums, LLC.

DATE