

LOCAL OPTION
REAL ESTATE TRANSFER
DISCLOSURE STATEMENT
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THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, DESCRIBED AS:

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE PROPERTY IN COMPLIANCE WITH THE TOWN OF MAMMOTH LAKES MUNICIPAL CODE SECTION 3.12.320, SECTION 8.30.050.E, AND SECTION 15.04.140.E.

IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

SELLER INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AS REQUIRED BY THE TOWN OF MAMMOTH LAKES, AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Pursuant to Section 1102.6(a) of the California Civil Code, sellers of residential property shall disclose to purchasers of such property the provisions of Chapter 3.12, Chapter 8.30, and Section 15.04.140 of the Town of Mammoth Lakes Municipal Code. Chapter 3.12 requires disclosure to purchasers of the residential zones in which transient occupancy is permitted and the zones in which it is prohibited. Chapter 8.30 requires disclosure to purchasers of the requirement for solid fuel burning devices not certified by the Environmental Protection Agency to be replaced, removed, or rendered permanently inoperable. Section 15.04.140 requires disclosure to purchasers of the requirement for removal or reconstruction of all woodstove inserts by October 31, 2022 or upon an earlier sale of a property. This disclosure obligation shall be satisfied by providing to each purchaser a "Local Option Real Estate Transfer Disclosure Statement" specified by the Town and by providing a copy of Chapter 3.12, Chapter 8.30, and Section 15.04.140 of the Town of Mammoth Lakes Municipal Code.

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Zoning for this property is _____.

- ☐ The property is within a zone in which transient rentals (i.e. rentals for 30 days or less) are permitted.
- ☐ The property is within a zone in which transient rentals (i.e. rentals for 30 days or less) are prohibited.

CC&Rs for the property ☐ allow transient rentals ☐ prohibit transient rentals.

Municipal Code: <http://library.municode.com/index.aspx?clientId=16632&stateId=5&stateName=California>

- ☐ Digital or hard copy of Chapter 3.12 provided to purchaser
- ☐ Digital or hard copy of Chapter 8.30 provided to purchaser
- ☐ Digital or hard copy of Section 15.04.140 provided to purchaser

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.

Seller _____ Date _____

Seller _____ Date _____

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent (Broker Representing Seller) _____

By _____ (Associate Licensee or Broker-Signature)

Date _____

Agent (Broker Obtaining the Offer) _____

By _____ (Associate Licensee or Broker-Signature)

Date _____

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.