



RECEIPT FOR REPORTS No. 1
(C.A.R. Form RFR, Revised 12/21)

In accordance with the terms and conditions of the Purchase Agreement OR Other _____
dated _____, on property known
as 495 Whitman Street, Goleta, CA 93117 ("Property"),
between _____ ("Buyer")
and Campilio John J (Trustee); John J. Campilio Trust (10-29-91) ("Seller").

- 1. ACKNOWLEDGEMENT OF RECEIPT:** Buyer acknowledges receipt of the report(s), document(s), inspection report(s) disclosure(s), proposal(s), estimate(s), or invoices(s) ("Reports") checked below. Unless otherwise specified in paragraph 6, Buyer acknowledges being able to access any and all Reports delivered via a link.
- 2. REPORTS NOT VERIFIED BY BROKER OR SELLER:** Broker and Seller have not verified the representations in such Reports and make no representation themselves regarding the adequacy and completeness of such Reports or the performance of the person conducting such inspections or preparing the Reports.
- 3. BUYER OWN INVESTIGATIONS:** Any Reports not ordered by Buyer should not be considered as a substitute for Buyer obtaining their own inspections and Reports covering the same items and any other matter affecting the value and desirability of the Property.
- 4. LIST OF REPORTS ORDERED BY BUYER OR SELLER FOR THIS TRANSACTION:**

<u>Report, Document or Disclosure</u>	<u>Delivered via Link</u>	<u>Prepared By</u>	<u>Dated</u>
A. <input type="checkbox"/> Wood Destroying Pest Inspection	<input type="checkbox"/>	_____	_____
B. <input type="checkbox"/> Home Inspection Report	<input type="checkbox"/>	_____	_____
C. <input checked="" type="checkbox"/> Title: Preliminary Report	<input type="checkbox"/>	<u>First American Title Company</u>	<u>04/21/2025</u>
D. <input type="checkbox"/> Roof Inspection	<input type="checkbox"/>	_____	_____
E. <input type="checkbox"/> Sewer Lateral Report	<input type="checkbox"/>	_____	_____
F. <input checked="" type="checkbox"/> Natural Hazard Disclosure Report	<input type="checkbox"/>	<u>First American NHD</u>	<u>04/25/2025</u>
G. <input type="checkbox"/> Domestic Well Test	<input type="checkbox"/>	_____	_____
H. <input type="checkbox"/> Septic/Private Sewage Inspection	<input type="checkbox"/>	_____	_____
I. <input type="checkbox"/> HVAC Inspection	<input type="checkbox"/>	_____	_____
J. <input type="checkbox"/> Government Inspection or Report	<input type="checkbox"/>	_____	_____
K. <input type="checkbox"/> Statutory Condominium/Planned Development Disclosures (Civil Code § 4525)	<input type="checkbox"/>	_____	_____
L. <input type="checkbox"/> Contractual Condominium/Planned Development Disclosures	<input type="checkbox"/>	_____	_____
M. <input checked="" type="checkbox"/> Lease Documents	<input type="checkbox"/>	<u>Seller</u>	<u>08/01/2024</u>
N. <input type="checkbox"/> Tenant Estoppel Certificates	<input type="checkbox"/>	_____	_____
O. <input checked="" type="checkbox"/> <u>List of Improvements</u>	<input type="checkbox"/>	<u>Seller</u>	<u>05/08/2025</u>
P. <input checked="" type="checkbox"/> <u>Current Homeowners Insurance Policy</u>	<input type="checkbox"/>	<u>J.E. Brown & Associates</u>	<u>02/12/2025</u>
Q. <input checked="" type="checkbox"/> <u>See Text Overflow Addendum (C.A.R.)</u>	<input type="checkbox"/>	_____	_____
R. <input type="checkbox"/> _____	<input type="checkbox"/>	_____	_____



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5. **LIST OF REPORTS FROM PREVIOUS TRANSACTIONS:** The following Reports are being provided by Seller from previous transactions, and unless otherwise disclosed or noted, Seller has not verified the information and has no further knowledge regarding such Reports. Such Reports may not have been updated or reflect the current condition of the Property.

**Report, Document or Disclosure
From Previous Transactions**

Delivered via Link

Prepared By

Dated

A.	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
B.	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
C.	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
D.	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
E.	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
F.	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
G.	<input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____

6. **REPORTS DELIVERED VIA LINK:** For all Reports identified by a check below, Buyer is unable or unwilling to open the link, is unable to download the documents in the link, or prefers to receive the documents directly rather than via a link.

- A. All Reports Delivered via link.
 B. _____
 C. _____

7. **ADDITIONAL INVESTIGATION RECOMMENDATIONS:** If any of the above reports recommends Buyer obtain additional investigations, you should contact qualified experts to determine if such additional investigations are necessary. If you do not do so, you are acting against Broker's Advice.

8. **REPORTS PREPARED FOR PERSONS OTHER THAN BUYER:** Buyer has been advised that if Buyer receives any Report that has not been ordered by Buyer (whether prepared by or for Seller or others), Buyer may have no recourse against the preparer of the report for any errors, inaccuracies or missing information. Buyer is advised to check with the preparer of any Report to determine if preparer will offer Buyer such recourse.

Buyer

Date

Buyer

Date

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 REAL ESTATE BUSINESS SERVICES, LLC.
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 525 South Virgil Avenue, Los Angeles, California 90020



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RECEIPT FOR REPORTS (RFR PAGE 2 OF 2)

495 Whitman Street - LIST OF DISCLOSURES

- Market Conditions Advisory
- Disclosure Information Advisory
- Broker Compensation Advisory
- Real Estate Transfer Disclosure Statement (TDS)
- Seller Property Questionnaire (SPQ) and Explanation List
- Statewide Buyer and Seller Advisory
- Environmental Hazards Book Receipt
- Square Footage and Lot Size Disclosure and Advisory
- Lead Based Paint and Lead Based Paint Hazards Disclosure, Acknowledge & Addendum
- Water Conserving Plumbing Fixtures & Carbon Monoxide Detector Notice
- Trust Advisory
- NHD Statement and Acknowledgement of Receipt
- Water Heater and Smoke Alarm Statement of Compliance

495 Whitman Street – Additional Documents & Reports

- | | | |
|-------------------------------|------------------------------|---------|
| • Public Records | City of Goleta | 4/30/25 |
| • Roofing Estimate | Action Roofing | 1/16/25 |
| • Electrical Panel Inspection | O'Brien Building Inspections | 2/11/25 |
| • Map – Plotted Easements | First American Title Co. | 4/21/25 |
| • Profit & Loss Statement | Seller | |
| • Property Prospectus | | |