

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A Preliminary Change of Ownership Report must EH 2 OHG ZLWK HDFK FRQYH\ DQFH LQ WKH &RXQW\ 5HFRUGHU\ V R^FH IRU WKH FRXQW\ ZKHUH WKH SURSHUW\ LV ORFDWHG

NAME AND MAILING ADDRESS OF BUYER/TRANSFEEE (Make necessary corrections to the printed name and mailing address)

ASSESSOR'S PARCEL NUMBER

SELLER/TRANSFEROR

BUYER'S DAYTIME TELEPHONE NUMBER

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

YES NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.

Table with columns MO, DAY, YEAR for occupancy date.

YES NO \$UH \RX D UDWHG GLVDEOHG YHWHUDQ ZKR ZDV FRPISWBU DOWH \$ DWUV RE\ DWK KQ surviving spouse of a 100% rated disabled veteran?

MAIL PROPERTY TAX INFORMATION TO (NAME)

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)

CITY

STATE

ZIP CODE

PART 1. TRANSFER INFORMATION Please complete all statements.

This section contains possible exclusions from reassessment for certain types of transfers.

YES NO

- A. This transfer is solely between spouses...
B. This transfer is solely between domestic partners...
C. This is a transfer: between parent(s) and child(ren) or between grandparent(s) and grandchild(ren).
D. This transfer is the result of a cotenant's death.
E. This transaction is to replace a principal residence owned by a person 55 years of age or older.
F. This transaction is to replace a principal residence by a person who is severely disabled.
G. 7KLV WUDQVDFWLRQ LV WR UHSODFH D SULQFLSDO UHVLGHQFH VXEVDQWLDO the Governor proclaimed a state of emergency.
H. This transaction is only a correction of the name(s) of the person(s) holding title to the property...
I. The recorded document creates, terminates, or reconveys a lender's interest in the property.
J. 7KLV WUDQVDFWLRQ LV UHFRUGHG RQO\ DV D UHTXLUHPHQW IRU 2 QDQFLQJ SX (e.g., cosigner).
K. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
L. This is a transfer of property: WR IURP D UHYRFDEOH WUXVW WKDW PD\ EH UHYRNHG E\ WKH WUDQVIHURU D the transferor, and/or the transferor's spouse registered domestic partner.
M. This property is subject to a lease with a remaining lease term of 35 years or more...
N. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel...
O. This is a transfer subject to subsidized low-income housing requirements...
P. 3 7KLV WUDQVIHU LV WR WKH 2 UVW SXU FKDVHU RI D QHZ EXLOGLQJ FRQWDLQLQJ Q Other. This transfer is to

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

A. Date of transfer, if other than recording date: _____

B. Type of transfer:

- Purchase, Foreclosure, Gift, Trade or exchange, Merger, stock, or partnership acquisition, Contract of sale, Inheritance, Sale/leaseback, Creation of a lease, Assignment of a lease, Termination of a lease, Other. Please explain:

C. Only a partial interest in the property was transferred. YES NO If YES, indicate the percentage transferred: %

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

A. Total purchase price \$

B. Cash down payment or value of trade or exchange excluding closing costs Amount \$

C. First deed of trust @ % interest for years. Monthly payment \$ Amount \$

- FHA, Cal-Vet, VA, Fixed rate, Variable rate, Bank/Savings & Loan/Credit Union, Loan carried by seller, Balloon payment \$ Due date:

D. Second deed of trust @ % interest for years. Monthly payment \$ Amount \$

- Fixed rate, Variable rate, Bank/Savings & Loan/Credit Union, Loan carried by seller, Balloon payment \$ Due date:

(:DV DQ , PSURYHPHQW %RQG RU RWKHU SXEO L FYESQ D CNOL Q J Z XW V XPDHGG EQ JW K B D O E X Q F H U " B B B

F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$

G. The property was purchased: Through real estate broker. Broker name: Phone number:

- Direct from seller, From a family member-Relationship, Other. Please explain:

+ 3OHDVH H[SODLQ DQ\ VSHFLDO WHUPV VHOOHU FRQFHVVLRQV EURNHU DJHQW IHHV Z D existing loan balance) that would assist the Assessor in the valuation of your property.

PART 4. PROPERTY INFORMATION

Check and complete as applicable.

A. Type of property transferred

- Single-family residence, Multiple-family residence, Other. Description: (i.e., timber, mineral, water rights, etc.), Co-op/Own-your-own, Condominium, Timeshare, Manufactured home, Unimproved lot, Commercial/Industrial

B. YES NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.

If YES, enter the value of the personal/business property: \$ Incentives \$

C. YES NO A manufactured home is included in the purchase price.

If YES, enter the value attributed to the manufactured home: \$

YES NO The manufactured home is subject to local property tax. If NO, enter decal number:

D. YES NO The property produces rental or other income.

If YES, the income is from: Lease/rent, Contract, Mineral rights, Other:

E. The condition of the property at the time of sale was: Good, Average, Fair, Poor

Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

Table with 3 columns: SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER, DATE, TELEPHONE; NAME OF BUYER/TRANSFeree/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT), TITLE, EMAIL ADDRESS

ADDITIONAL INFORMATION

3 OH DVH DQVZHU DOO TXHVWLRQV LQ HDFK VHFWRU DQG VLJQ DQG FRPSOHWH WKH FRXQWLHV , I D GRFXPHQW HYLGHQFLQJ D FKDQJH LQ RZQHUVKLS LV SUHVHQWHG W Preliminary Change of Ownership Report, the Recorder may charge an additional recording fee of twenty dollars (\$20).

NOTICE: The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the County Assessor. Supplemental assessments are not paid by the title or escrow company at close of escrow, and are not included in lender impound accounts. <RX PD\ EH UHVSRQVLEOH IRU WKH FXUUHQW RU XSFRPLQJ SURSHUW\ W

NAME AND MAILING ADDRESS OF BUYER: Please make necessary corrections to the printed name and mailing address. Enter Assessor's Parcel Number, name of seller, buyer's daytime telephone number, buyer's email address, and street address or physical location of the real property.

NOTE: Your telephone number and/or email address is very important. If there is a question or a problem, the Assessor needs WR EH DEOH WR FRQWDFW \RX

MAIL PROPERTY TAX INFORMATION TO: Enter the name, address, city, state, and zip code where property tax information should be mailed. This must be a valid mailing address.

PRINCIPAL RESIDENCE: To help you determine your principal residence, consider (1) where you are registered to vote, (2) the home address on your automobile registration, and (3) where you normally return after work. If after considering these criteria you are still uncertain, choose the place at which you have spent the major portion of your time this year. Check YES if the property is intended as your principal residence, and indicate the date of occupancy or intended occupancy.

DISABLED VETERAN: If you checked YES, you may qualify for a property tax exemption. \$ FODLP IRUP PXVW EH \ OH UHTXLUHPHQWV PHW LQ RUGHU WR REWDLQ \$WKH M\HRJS WLLR Q FODLPVIR U RQWDFW WKH

PART 1: TRANSFER INFORMATION

, I \RX FKHFN <(6 WR DQ\ RI WKHVH VWDWHPHQWV WKH \$VVHVVRU PD\ DVN IRU VXSS

C, D, E, F, G: If you checked YES to any of these statements, you may qualify for a property tax reassessment exclusion, which may allow you to maintain your property's previous tax base. \$ FODLP IRUP PXVW EH \ OHG DQG DOO UHTXLUHPHQWV RI WKHVH H[FODLPVIR U RQWDFW WKH Assessor for claim forms. NOTE: If you give someone money or property during your life, you may be subject to federal gift tax. You make a gift if you give property (including money), the use of property, or the right to receive income from SURSHUW\ ZLWKRXW H[SHFWLQJ WR UHFHLYH VRFHWKLQJ RI DW OHDVW HTXDO YDOX Federal Gift Tax Return, with the Internal Revenue Service if they make gifts in excess of the annual exclusion amount.

H: Check YES if the reason for recording is to correct a name already on title [e.g., Mary Jones, who acquired title as Mary J. Smith, is granting to Mary Jones]. This is not for use when a name is being removed from title.

I: &KHFN <(6 LI WKH FKDQJH LQYROYHV D OHQGHU ZKR KROGV WLWOH IRU VHFUXLW\ the property.

" %HQH\ FLDO LQWHUHVW" LV WKH ULJKW WR HQMR\ DOO WKH EHQH\WV RI SURS PRUWJDJH RU OHDVH WKH SURSHUW\ WR DQRWKHU \$ EHQH\ FLDO LQWHUHVW FD trust is held by the trustee.

J: A " F RV L J Q H U " is a third party to a mortgage/loan who provides a guarantee that a loan will be repaid. The cosigner signs an agreement with the lender stating that if the borrower fails to repay the loan, the cosigner will assume legal liability for it.

N: This is primarily for use when the transfer is into, out of, or between legal entities such as partnerships, corporations, or limited liability companies. Check YES only if the individuals and the interest held by each remains exactly the same in each and every parcel being transferred.

O: &KHFN <(6 RQO\ LI WKLV SURSHUW\ LV VXEMHFW WR D JRYHUQPHQW RU QRQSUR\ may qualify for a restricted valuation method (i.e., may result in lower taxes).

P: If you checked YES, you may qualify for a new construction property tax exclusion. \$ FODLP IRUP PXVW EH \ OHG DQG PHW LQ RUGHU WR REWDLQ WKH H[FOXVLRQ &RQWDFW WKH \$VVHVVRU IRU D FODLP

PART 2: OTHER TRANSFER INFORMATION

A: 7KH GDWH RI UHFRUGLQJ LV UHGXWDEO\ SUHVXPHG WR EH WKH GDWH RI WUDQVIRU WUDQVIHU ZDV E\ DQ XQUHFRUGHG FRQWUDFW RU D OHDVH LGHQWL\HV D VSHFL\ F it is not the date of recording, the Assessor may ask you for supporting documentation.

B: Check the box that corresponds to the type of transfer. If OTHER is checked, please provide a detailed description. Attach a separate sheet if necessary.

C. If this transfer was the result of an inheritance following the death of the property owner, please complete a Change in Ownership Statement, Death of Real Property Owner, IRUP % 2 (' LI QRW DOUHDG\ ¿ OHG ZLWK WKH \$VVHVVRU

PART 3: PURCHASE PRICE AND TERMS OF SALE

It is important to complete this section completely and accurately. The reported purchase price and terms of sale are important factors in determining the assessed value of the property, which is used to calculate your property tax bill. Your failure to provide any required or requested information may result in an inaccurate assessment of the property and in an overpayment or underpayment of taxes.

A. Enter the total purchase price, not including closing costs or mortgage insurance.

3 0 R U W J D J H L Q V X U D Q F H ' is insurance protecting a lender against loss from a mortgagor's default, issued by the FHA or a mortgage insurer.

B. Enter the amount of the down payment, whether paid in cash or by an exchange. If through an exchange, exclude the closing costs.

" & O R V L Q J F R V W V " are fees and expenses, over and above the price of the property, incurred by the buyer and/or seller, which include title searches, lawyer's fees, survey charges, and document recording fees.

C. Enter the amount of the First Deed of Trust, if any. Check all the applicable boxes, and complete the information requested.

A "balloon payment" LV WKH ¿ Q D O L Q V W D O O P H Q W R I D O R D Q W R E H S D L G L Q D Q D P R X C installment.

D. Enter the amount of the Second Deed of Trust, if any. Check all the applicable boxes, and complete the information requested.

E. , I W K H U H Z D V D Q D V V X P S W L R Q R I D Q L P S U R Y H P H Q W E R Q G R U R W K H U S X E O L F ¿ Q D O and mark the applicable box.

An "LPSURYHPPHQW ERQG RU RWKHU SXEOLF ¿ QDQFLQJ" LV D O L H Q D J D L Q V W U ¿ QDQFLQJ V X F K D V J U H H Q R U V R O D U F R Q V W U X F W L R Q ¿ QDQFLQJ D V V H V V P H Q W X V H G E \ F L W L H V F R X Q W L H V D Q G V S H F L D O G L V W U L F W V W R ¿ QDQFH P D M R U L P S improvement bonds, etc. Amounts for repayment of contractual assessments are included with the annual property tax bill.

F. Enter the amount of any real estate commission fees paid by the buyer which are not included in the purchase price.

G. If the property was purchased through a real estate broker, check that box and enter the broker's name and phone number. If the property was purchased directly from the seller (who is not a family member of one of the parties purchasing the property), check the "Direct from seller" box. If the property was purchased directly from a member of your family, or a family member of one of the parties who is purchasing the property, check the "From a family member" box and indicate the relationship of the family member (e.g., father, aunt, cousin, etc.). If the property was purchased by some other means (e.g., over the Internet, at auction, etc.), check the "OTHER" box and provide a detailed description (attach a separate sheet if necessary).

H. Describe any special terms (e.g., seller retains an unrecorded life estate in a portion of the property, etc.), seller concessions (e.g., V H O O H U D J U H H V W R U H S O D F H U R R I V H O O H U D J U H H V W R F H U W D L Q L Q W H U L R U ¿ Q L E U R N H U D J H Q W I R U H L W K H U W K H E X \ H U R U V H O O H U ¿ QDQFLQJ E X \ H U S D L G F R P P L determining the value of the property.

PART 4: PROPERTY INFORMATION

A. Indicate the property type or property right transferred. Property rights may include water, timber, mineral rights, etc.

B. Check YES if personal, business property or incentives are included in the purchase price in Part 3. Examples of personal or business property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships (golf, health, etc.), ski lift tickets, homeowners' dues, etc. Attach a list of items and their purchase price allocation. An adjustment will not be made if a detailed list is not provided.

C. Check YES if a manufactured home or homes are included in the purchase price. Indicate the purchase price directly attributable to each of the manufactured homes. If the manufactured home is registered through the Department of Motor Vehicles in lieu of being subject to property taxes, check NO and enter the decal number.

D. Check YES if the property was purchased or acquired with the intent to rent or lease it out to generate income, and indicate the source of that anticipated income. Check NO if the property will not generate income, or was purchased with the intent of being owner-occupied.

E. Provide your opinion of the condition of the property at the time of purchase. If the property is in "fair" or "poor" condition, include a brief description of repair needed.