

COUNTY ASSESSOR

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by transferee (buyer) prior to transfer of subject property in accordance with Section 480.3 of the Revenue and Taxation code. A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located; this particular form may be used in all 58 counties of California

THIS REPORT IS NOT A PUBLIC DOCUMENT

SELLER/TRANSFEROR:

BUYER/TRANSFEE:

ASSESSOR'S PARCEL NUMBER(S):

PROPERTY ADDRESS OR LOCATION:

MAIL TAX INFORMATION TO: Name:

Address:

FOR RECORDERS USE ONLY

FOR ASSESSORS USE ONLY

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NOTICE: A lien for property taxes applies to your property on January 1 of each year for the taxes owing in the following fiscal year, July 1 through June 30. One-half of these taxes are due November 1, and one-half are due February 1. The first Installment becomes delinquent on April 10. One Tax bill is mailed before November 1 to the owner of record.

IF THIS TRANSFER OCCURS AFTER JANUARY 1 AND ON OR BEFORE DECEMBER 31, YOU MAY BE RESPONSIBLE FOR THE SECOND INSTALLMENT OF TAXES DUE FEBRUARY 1.

The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the County Assessor. For Further information on your supplemental roll obligation, please call the County Assessor.

PART I: TRANSFER INFORMATION Please answer all questions.

- | YES | NO | | |
|--------------------------|--------------------------|-----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | A. | Is this transfer solely between husband and wife (Addition of a spouse, death of a spouse, divorce settlement, etc.)? |
| <input type="checkbox"/> | <input type="checkbox"/> | B. | Is this transaction only a correction of the name(s) of the person(s) holding title to the property (For example, a name change upon marriage)? |
| <input type="checkbox"/> | <input type="checkbox"/> | C. | Is this document recorded to create, terminate or reconvey a lender's interest in the property? |
| <input type="checkbox"/> | <input type="checkbox"/> | D. | Is this transaction recorded only as a requirement for financing purposes or to create, terminate or reconvey a security interest (e.g. cosigner)? |
| <input type="checkbox"/> | <input type="checkbox"/> | E. | Is this document recorded to substitute a trustee under a deed of trust, mortgage or other similar document? |
| <input type="checkbox"/> | <input type="checkbox"/> | F. | Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants? |
| <input type="checkbox"/> | <input type="checkbox"/> | G. | Does this transfer return property to the person who created the joint tenancy (original transferor)? |
| <input type="checkbox"/> | <input type="checkbox"/> | H. | Is this transfer of property:
1. to a trust for the benefit of the grantor, or grantor's spouse?
2. to a trust revocable by the transferor?
3. to a trust from which the property reverts to the grantor within 12 years? |
| <input type="checkbox"/> | <input type="checkbox"/> | I. | If this property is subject to a lease, is the remaining lease term 35 years or more including written options? |
| <input type="checkbox"/> | <input type="checkbox"/> | *J. | Is this transfer between parent(s) and child(ren)? <input type="checkbox"/> or from grandparent(s) to grandchild(ren)? |
| <input type="checkbox"/> | <input type="checkbox"/> | *K. | Is this transaction to replace a principal residence by a person 55 years of age or older?
Within the same county? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | *L. | Is this transaction to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code Section 69.5? <input type="checkbox"/> Yes <input type="checkbox"/> No |

*If you checked yes to J, K, or L, you may qualify for a property tax reassessment exclusion, which may result in lower taxes on your property. Failure to file a claim results in the reassessment of the property.

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

IF YOU HAVE ANSWERED "YES" TO ANY OF THE ABOVE QUESTIONS EXCEPT J, K, OR L, PLEASE SIGN AND DATE, OTHERWISE COMPLETE BALANCE OF THE FORM

PART II: OTHER TRANSFER INFORMATION

- A. Date of transfer if other than recording date _____
- B. Type of transfer. Please check appropriate box.
- Purchase Foreclosure Gift Trade or Exchange Merger, Stock or Partnership Acquisition
- Contract of Sale - Date of Contract _____
- Inheritance - Date of Death _____ Other: Please explain: _____
- Creation of Lease Assignment of a Lease Termination of Lease Sale/Leaseback
- Date lease began _____
- Original term in years (including written options) _____
- Remaining term in years (including written options) _____
- C. Was only a partial interest in the property transferred? Yes No
- If yes, indicate the percentage transferred _____%

Please answer, to the best of your knowledge, all applicable questions, sign and date, if a question does not apply, indicate with "N/A".

PART III: PURCHASE PRICE AND TERMS OF SALE

- A. CASH DOWN PAYMENT OR Value of Trade or Exchange (excluding closing costs) Amount \$ _____
- B. FIRST DEED OF TRUST @ _____% Interest for _____ years. Pymts./Mo.= \$ _____ (Prin. & Int. only) Amount \$ _____
- FHA (_____Discount Points) Fixed Rate New Loan
- Conventional Variable Rate Assumed Existing Loan Balance
- VA (_____Discount Points) All inclusive D.T. (\$_____Wrapped) Bank or Savings & Loan
- Cal-Vet Loan Carried by Seller Finance Company
- Balloon Payment Yes No Due Date _____ Amount \$ _____
- C. SECOND DEED OF TRUST @ _____% interest for _____ years. Pymts./Mo.= \$ _____ (Prin. & Int. only) Amount \$ _____
- Bank or Savings & Loan Fixed Rate New Loan
- Loan Carried by Seller Variable Rate Assumed Existing Loan Balance
- Balloon Payment Yes No Due Date _____ Amount \$ _____
- D. OTHER FINANCING: Is other financing involved not covered in (b) or (c) above? Yes No Amount \$ _____
- Type _____ @ _____% interest for _____ years. Pymts./Mo.= \$ _____ (Prin. & Int. only)
- Bank or Savings & Loan Fixed Rate New Loan
- Loan Carried by Seller Variable Rate Assumed Existing Loan Balance
- Balloon Payment Yes No Due Date _____ Amount \$ _____
- E. WAS AN IMPROVEMENT BOND ASSUMED BY THE BUYER Yes No Outstanding Balance: Amount \$ _____
- F. TOTAL PURCHASE PRICE (or acquisition price, if traded or exchanged, include real estate commission if paid.)
- Total Items A through E \$
- G. PROPERTY PURCHASED Through a broker Direct from seller From a family member Other (explain) _____
- If purchased through a broker, provide broker's name and phone number: _____
- Please explain any special terms, seller concessions, or financing and any other information that would help the Assessor understand the purchase price and terms of sale _____

PART IV: PROPERTY INFORMATION

- A. TYPE OF PROPERTY TRANSFERRED:
- Single-family residence Agricultural Timeshare
- Multiple-family residence (no. of units: _____) Co-op/Own-your own Manufactured Home
- Commercial/Industrial Condominium Unimproved lot
- Other (Description: _____)
- B. IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE? Yes No
- If yes, enter date of occupancy _____ / _____ / _____ or intended occupancy _____ / _____ / _____
- Month Day Year Month Day Year
- C. IS PERSONAL PROPERTY INCLUDED IN PURCHASE PRICE (i.e. furniture, farm equipment, machinery, etc.) (other than a manufactured home subject to local property tax)? Yes No
- If yes, enter the value of the personal property included in the purchase price \$ _____ (Attach itemized list of personal property)
- D. IS A MANUFACTURED HOME INCLUDED IN PURCHASE PRICE? Yes No
- If Yes, how much of the purchase price is allocated to the manufactured home? \$ _____
- Is the manufactured home subject to local property tax? Yes No What is the Decal Number? _____
- E. DOES THE PROPERTY PRODUCE INCOME? Yes No If yes, is the income from:
- Lease/Rent Contract Mineral Rights Other - Explain: _____
- F. WHAT WAS THE CONDITION OF THE PROPERTY AT THE TIME OF SALE?
- Good Average Fair Poor
- Please explain the physical condition of the property and provide any other information (such as restrictions, etc.) that would assist the Assessor in determining the value of the property. _____

I certify that the foregoing is true, correct and complete to the best of my knowledge and belief.

Signed _____ Date: _____

NEW OWNER/CORPORATE OFFICER

Please Print Name of New Owner/Corporate Officer _____

Phone Number where you are available from 8:00 a.m.- 5:00 p.m. (_____) _____

(Note: The Assessor may contact you for further information)

If a document evidencing a change of ownership is presented to the recorder for recordation without the concurrent filing of a preliminary change of ownership report, the recorder may charge an additional recording fee of twenty dollars (\$20).