

Below is a list of disclosures either mandated by California law, strongly advised by a REALTOR®, or optional.

Mandated by California Law

- 1) AD-1 Agency Disclosure Listing Firm to Seller
- 2) AD-2 Agency Disclosure Selling Firm to Buyer
- 3) AD-3 Agency Disclosure Selling Firm to Seller
- 4) RLA Authorization Right to Sell (Listing only)
- 5) RPA Deposit Receipt and all Counter Offers
- 6) CR-I Contingency Removal
- 7) SBSA Statewide Buyer/Seller Advisory
- 8) SPQ Sellers Property Questionnaire
- 9) Copy of Deposit Check and Receipt from Escrow
- 10) Escrow Instructions and all Amendments
- 11) TDS Sellers Transfer Disclosure
- 12) WHSD Water Heater/ Smoke Detector Disclosure
- 13) Hazard Book Receipt
- 14) Earthquake Book Receipt
- 15) FLD Lead Paint Disclosure (before 1978)
- 16) AS-I FIRPTA
- 17) Zoning Report (depending upon area)
- 18) AVID Listing Agent's Visual Inspection Report
- 19) AVID Selling Agent's Visual Inspection Report
- 20) Closing Statement
- 21) SPT Notice of "Supplemental" Property Tax Bill

Strongly Advised by a REALTOR®

- 1) WPA Wood Destroying Pest Inspection
- 2) Preliminary Title Report
- 3) Termite Report
- 4) Home Inspection Report
- 5) Property ID Report (aka Natural Hazard Report)
- 6) Termite's Notice of Completion
- 7) VP Listing Agent's Final Walk Through Inspection
- 8) VP Selling Agent's Final Walk Through Inspection
- 9) Home Warranty Confirmation (1-2 year Home Warranty Policy)
- 10) MeA Market Conditions Advisory

Optional

- 1) ARC Authorization to Receive and Convey Information
- 2) SA-II Sellers Advisory
- 3) CDA Worksheet
- 4) MLS Data Sheet (Listing Only)
- 5) 6 Photos of Listing
- 6) Ad Submitted (Listing Only)
- 7) For Sale Sign (Listing Only)
- 8) Lock Box Installed (Listing Only)
- 9) Sellers Service Pledge (Listing Only)
- 10) Buyers Service Pledge
- 11) AC Confirmation of Agency Relationships
- 12) BIA Buyers Inspection Advisory
- 13) CBC Cooperating Broker Compensation Agreement
- 14) MLS Change Orders (Listing Side Only)
- 15) Sold Information Sent to MLS (Listing Side Only)
- 16) Lock Box Returned (Listing Side Only)
- 17) SSD Supplemental Statutory & Contractual Disclosure
- 18) SSL Short Sale Listing Addendum
- 19) SSA Short Sale Addendum
- 20) REO REO Advisory
- 21) REOL REO Listing Advisory
- 22) BIW Buyers Inspection Waiver
- 23) DA Disclosure & Consent for Representation of More than One Buyer or Seller