

## **DISCLOSURE PACKET**

**43195 Montgomery Ave, Davis CA 95618**

**Yolo County APN # 069-010-048-000**

**Disclosure and documents available upon request for review and will be included in the purchase contract:**

- Montgomery Ave Property Improvements
- Seller Property Questionnaire (Form SPQ)
- Transfer Disclosure Statement (Form TDS)
- Solar Advisory and Questionnaire (Form SOLAR)
- Natural Hazard Disclosure report prepared by MyNHD
- Title Report prepared by Placer Title Company
- California Residential Purchase Agreement and Joint Escrow Instructions (Form RPA)
- Seller License to Remain in Possession Addendum (Form SIP)
- Contingency Removal No. 1 (Form CR)
- Disclosure Regarding Real Estate Agency Relationship (Form AD)
- Possible Representation of more than one buyer or seller – Disclosure and Consent (Form PRBS)
- Wire Fraud and Electronic Funds Transfer Advisory (Form WFA)
- Buyer's Investigation Advisory (Form BIA)
- Statewide Buyers and Sellers Advisory (Form SBSA)
- California Consumer Privacy Act Advisory (Form CCPA)
- Fair Housing and Discrimination Advisory (Form FHDA)
- BPG House Inspection Report dated 05/16/2025
- Frank's Septic Report dated 05/16/2025
- Casa Control Pest Report dated 05/21/2025
- Solar Contract & Permit
- Well – LGS – 07/01/2015
- Building Permit – House
- Building Permit – Barn

**THE ABOVE DISCLOSURE DOCUMENTS ARE AVAILABLE PRIOR TO AUCTION AND SHALL BE SIGNED BY THE SUCCESSFUL BIDDER AND SELLER UPON THE CONCLUSION OF THE AUCTION.**

**THE DISCLOSURE ARE AVAILABLE AT:**

<https://app.disclosures.io/link/43195-Montgomery-Avenue-j5ghtwvj>