



Lily's Mobile Homes

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MANUFACTURED / MOBILE HOME TRANSFER DISCLOSURE STATEMENT

LBG4509

THIS DISCLOSURE STATEMENT CONCERNS THE MANUFACTURED HOME OR MOBILEHOME (HEREAFTER REFERRED TO AS "HOME") LOCATED AT 10767 Jamacha Blvd, SPC 242 IN THE CITY OF Spring Valley
COUNTY OF San Diego STATE OF CALIFORNIA, DESCRIBED AS

YEAR	MAKE	MODEL	WIDTH	LENGTH	BEDS	BATHS	EXPANDO
2004	Fleetwood Homes CA Inc	7603L	12	60,60,50	3	2	None
SER. NO. CAFL408A/B/C28667SW12		DECAL NO. LBG4509	HUD NO. PFS859403/9404/9405				

IT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE-DESCRIBED HOME IN COMPLIANCE WITH SUBDIVISION (B) OF SECTION 1102 OF THE CIVIL CODE AND SECTIONS 18025 AND 18046 OF THE HEALTH AND SAFETY CODE AS OF (DATE) 08/25/2025

IT IS NOT A WARRANTY OF ANY KIND BY THE LAWFUL OWNER OF THE MANUFACTURED HOME OR MOBILEHOME WHO OFFERS THE HOME FOR SALE (HEREAFTER THE SELLER), OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES TO PRINCIPAL(S) MAY WISH TO OBTAIN. AN "AGENT" MEANS ANY DEALER OR SALESPERSON LICENSED PURSUANT OT PART 2 (COMMENCING WITH SECTION 18000) OF THE HEALTH AND SAFETY CODE, OR A REAL ESTATE BROKER OR SALESPERSON LICENSED PURSUANT TO DIVISION 4 (COMMENCING WITH SECTION 10000) OF DIVISION 13 OF THE BUSINESS AND PROFESSIONS CODE.

1. COORDINATION WITH OTHER DISCLOSURES & INFORMATION

THIS MANUFACTURED HOME AND MOBILEHOME TRANSFER DISCLOSURE STATEMENT IS MADE PURSUANT TO ARTICLE 1.5 (COMMENCING WITH SECTION 1102) OF CHAPTER 2 OF TITLE 4 OF DIVISION 2 OF THE CIVIL CODE. OTHER STATUTES REQUIRE DISCLOSURES, OR OTHER INFORMATION MAY BE IMPORTANT TO THE PROSPECTIVE BUYER, DEPENDING UPON THE DETAILS OF THE PARTICULAR TRANSACTION (INCLUDING, BUT NOT LIMITED TO, THE CONDITION OF THE PARK IN WHICH THE MANUFACTURED HOME OF MOBILEHOME WILL BE LOCATED: DISCLOSURES REQUIRED OR INFORMATION PROVIDED BY THE MOBILEHOME RESIDENCY LAW, SECTION 798 OF THE CIVIL CODE ET SEQ.: THE MOBILEHOME PARK RENTAL AGREEMENT OR LEASE: THE MOBILEHOME PARK RULES AND REGULATIONS: AND PARK AND LOT INSPECTION REPORTS, IF ANY, COMPLETED BY THE STATE OR LOCAL ENFORCEMENT AGENCY). SUBSTITUTED DISCLOSURES: THE FOLLOWING DISCLOSURES HAVE OR WILL BE MADE IN CONNECTION WITH THIS TRANSFER, AND ARE INTENDED TO SATISFY THE DISCLOSURE OBLIGATIONS OF THIS FORM, WHERE THE SUBJECT MATTER IS THE SAME:

☐ HOME INSPECTION REPORTS COMPLETED PURSUANT TO THE CONTRACT OF SALE OR RECEIPT FOR DEPOSIT.

☐ ADDITIONAL INSPECTION REPORTS OR DISCLOSURES:

2. SELLER'S INFORMATION

THE SELLER DISCLOSES THE FOLLOWING INFORMATION WITH THE KNOWLEDGE THAT EVEN THOUGH THIS IS NOT A WARRANTY, PROSPECTIVE BUYERS MAY RELY ON THIS INFORMATION IN DECIDING WHETHER, AND ON WHAT TERMS, TO PURCHASE THE SUBJECT HOME. SELLER HEREBY AUTHORIZES ANY AGENT(S), AS DEFINED IN SECTION 18046 OF THE HEALTH AND SAFETY CODE, REPRESENTING ANDY PRINCIPAL(S) IN THIS TRANSACTION TO PROVIDE A COPY OF THIS STATEMENT TO ANY PERSON OR ENTITY IN CONNECTION WITH ANY ACTUAL OR ANTICIPATED SALE OF THE HOME.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY, AS DEFINED IN SECTION 18046 OF THE HEALTH AND SAFETY CODE. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND THE SELLER

SELLER ☒ IS ☐ IS NOT OCCUPYING THE HOME

A. THE SUBJECT HOME INCLUDES THE ITEMS CHECKED BELOW WHICH ARE BEING SOLD WITH THE HOME:

<input checked="" type="checkbox"/> RANGE	<input checked="" type="checkbox"/> OVEN	<input checked="" type="checkbox"/> COOK TOP	<input checked="" type="checkbox"/> MICROWAVE
<input checked="" type="checkbox"/> REFRIGERATOR	<input checked="" type="checkbox"/> GARBAGE DISPOSAL	<input checked="" type="checkbox"/> DISHWASHER	<input checked="" type="checkbox"/> SMOKE DETECTORS
<input checked="" type="checkbox"/> WASHER	<input checked="" type="checkbox"/> DRYER	<input checked="" type="checkbox"/> CENTRAL HEATING	<input checked="" type="checkbox"/> CENTRAL AIR COND
<input checked="" type="checkbox"/> CARBON MONOXIDE DEVICE(S)	<input checked="" type="checkbox"/> BEDROOM QUICK RELEASE MECHANISM*	<input checked="" type="checkbox"/> WATER HEATER SEISMICALLY STRAPPED	<input checked="" type="checkbox"/> EARTHQUAKE RESISTANT BRACING SYSTEM
<input type="checkbox"/> INTERCOM	<input type="checkbox"/> SATELLITE DISH	<input type="checkbox"/> WALL/ WINDOW AC	<input type="checkbox"/> EVAPORATIVE COOLER
<input checked="" type="checkbox"/> GAS WATER HEATER	<input type="checkbox"/> ELECTRIC WATER HEAT	<input type="checkbox"/> WATER SOFTENER	<input checked="" type="checkbox"/> RAIN GUTTERS
<input checked="" type="checkbox"/> PORCH DECKING	<input checked="" type="checkbox"/> PORCH AWNING	<input type="checkbox"/> GAZEBO	<input type="checkbox"/> PRIVATE SAUNA*
<input type="checkbox"/> ATTACHED GARAGE	<input type="checkbox"/> DETACHED GARAGE	<input checked="" type="checkbox"/> CARPORT AWNING	<input type="checkbox"/> HOT TUB*
<input type="checkbox"/> FIRE ALARM	<input type="checkbox"/> TRASH COMPACTOR	<input type="checkbox"/> TV ANTENNA	

EXHAUST FAN(S) IN Kitchen , Guest bath, Main Bath	220 VOLT WIRING IN None
FIREPLACE(S) IN yes wood burning	GAS STARTER(S) None
ROOF(S) AND TYPE(S) shingle	ROOF AGE (APPROX) Original
OTHER	

*INSTALLATION OF A LISTED APPLIANCE, DEVICE OR AMENITY IS NOT A PRECONDITION OF SALE OR TRANSFER OF THE HOME. THE GARAGE DOOR OPENER, OR CHILD-RESISTANT POOL BARRIER MAY NOT BE IN COMPLIANCE WITH THE SAFETY STANDARD RELATING TO, RESPECTIVELY, AUTOMATIC REVERSING DEVICE STANDARDS OF CHAPTER 12.5 (COMMENCING WITH SECTION 19890) OF PART 3 OF DIVISION 13 OF, OR THE POOL SAFETY STANDARDS OF ARTICLE 2.5 (COMMENCING WITH SECTION 115920) OF CHAPTER 5 OF PART 10 OF DIVISION 104 OF, THE HEALTH AND SAFETY CODE. WINDOW SECURITY BARS MAY NOT HAVE QUICK-RELEASE MECHANISMS IN COMPLIANCE WITH THE 1995 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE.

ARE THERE, TO THE BEST OF YOUR (SELLER'S) KNOWLEDGE, ANY OF THE ABOVE THAT ARE NOT IN OPERATING CONDITION? YES ☒ NO ☐

IF YES, THE DESCRIBE. (ATTACH ADDITIONAL SHEETS IF NECESSARY):

B. ARE YOU (THE SELLER) AWARE OF ANY SIGNIFICANT DEFECTS/MALFUNCTIONS IN ANY OF THE FOLLOWING IN CONNECTION WITH THE HOME?
☐ YES ☒ NO IF YES, CHECK APPROPRIATE SPACES(S) BELOW:

<input type="checkbox"/> INTERIOR WALLS	<input type="checkbox"/> CEILINGS	<input type="checkbox"/> FLOORS	<input type="checkbox"/> EXTERIOR WALLS	<input type="checkbox"/> INSULATION
<input type="checkbox"/> ROOF	<input type="checkbox"/> WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> ELECTRICAL	<input type="checkbox"/> PLUMBING
<input type="checkbox"/> PORCH	<input type="checkbox"/> DECK	<input type="checkbox"/> STEPS/RAILING	<input type="checkbox"/> AWNING	<input type="checkbox"/> CARPORT
<input type="checkbox"/> SKIRTING	<input type="checkbox"/> FOUNDATION	<input type="checkbox"/> OTHER		

DESCRIBE:

IF ANY OF THE ABOVE IS CHECKED, EXPLAIN.(ATTACH ADDITIONAL SHEETS IF NECESSARY):

BUYER INIT _____ BUYER INIT _____ DATE _____ SELLER INIT EJP SELLER INIT CT DATE 08/25/25

2. SELLERS INFORMATION (CONTINUED FROM PAGE 1)

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C. ARE YOU (THE SELLER) AWARE OF ANY OF THE FOLLOWING:

	YES	NO		YES	NO
1. SUBSTANCES, MATERIALS OR PRODUCTS WHICH MAY BE AN ENVIRONMENTAL HAZARD, SUCH AS, BUT NOT LIMITED TO: ASBESTOS, FORMALDEHYDE, RADON GAS, LEAD-BASED PAINT OR CHEMICAL STORAGE TANKS ON THE SUBJECT HOME INTERIOR OR EXTERIOR		<input checked="" type="checkbox"/>	6. ANY LAWSUITS BY OR AGAINST THE SELLER THREATENING TO OR AFFECTING THE HOME, OR THE ACCESSORY STRUCTURES BEING SOLD WITH THE HOME, INCLUDING ANY LAWSUITS ALLEGING ANY DEFECT OR DEFICIENCY IN THE HOME OR ACCESSORIES SOLD WITH THE HOME		<input checked="" type="checkbox"/>
2. ROOM ADDITIONS, STRUCTURAL MODIFICATIONS OR OTHER ALTERATIONS OR REPAIRS MADE WITHOUT NECESSARY PERMITS		<input checked="" type="checkbox"/>	7. ANY NOTICES OF ABATEMENT OR CITATIONS AGAINST THE HOME OR ACCESSORY STRUCTURES BEING SOLD WITH THE HOME		<input checked="" type="checkbox"/>
3. ROOM ADDITION, STRUCTURAL MODIFICATIONS OR OTHER ALTERATIONS OR REPAIRS NOT IN COMPLIANCE WITH APPLICABLE CODES		<input checked="" type="checkbox"/>	8. DAMAGE TO THE HOME OR ACCESSORY STRUCTURE BEING SOLD WITH THE HOME FROM FIRE, FLOOD, EARTHQUAKE OR LANDSLIDES		<input checked="" type="checkbox"/>
4 ANY SETTling FROM SLIPPAGE, SLIDING OR PROBLEMS WITH LEVELING OF THE HOME OR FOUNDATION OR SUPPORT SYSTEM		<input checked="" type="checkbox"/>	9. ANY ENCROACHMENT, EASEMENT, NONCONFORMING USE OR VIOLATION OF SETBACK REQUIREMENTS WITH THE HOME OR SPACE		<input checked="" type="checkbox"/>
5. DRAINAGE OR GRADING PROBLEMS WITH THE HOME, SPACE OR LOT		<input checked="" type="checkbox"/>	10. NEIGHBORHOOD NOISE PROBLEMS OR OTHER NUISANCES		<input checked="" type="checkbox"/>

IF THE ANSWER TO ANY OF THESE IS YES, EXPLAIN _____

D. 1. THE SELLER CERTIFIES THAT THE HOME IS EQUIPPED WITH A PROPERLY WORKING OPERABLE SMOKE DETECTOR IN EACH ROOM DESIGNED FOR SLEEPING AND A WORKING OPERABLE SMOKE DETECTOR OUTSIDE EACH ROOM DESIGNED FOR SLEEPING AND A CARBON MONOXIDE DETECTOR IN AN OPEN LIVING AREA WITHIN 4 FEET FROM THE FLOOR.

2. THE SELLER CERTIFIES THAT THE HOME, AT THE CLOSE OF ESCROW, WILL BE IN COMPLIANCE WITH SECTION 18031.7 OF THE HEALTH AND SAFETY CODE BY HAVING ALL FUEL GAS BURNING WATER HEATER APPLIANCES SEISMICALLY BRACED, ANCHORED OR STRAPPED IN ACCORDANCE WITH APPLICABLE LAW.

SELLER CERTIFIES THAT THE INFORMATION HEREIN IS TRUE AND CORRECT TO THE BEST OF THE SELLER'S KNOWLEDGE AS OF THE DATE SIGNED BY THE SELLER

SELLER Ethel P. Ruiz DATE 8/25/25

SELLER Corinna Tay DATE 08/25/25

3. AGENT'S INSPECTION DISCLOSURE (TO BE COMPLETED ONLY IF THE SELLER IS REPRESENTED BY AN AGENT IN THIS TRANSACTION)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE HOME AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE HOME IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

☐ AGENT NOTES NO ITEMS FOR DISCLOSURE. ☐ AGENT NOTES THE FOLLOWING ITEMS (ATTACH ADDITIONAL SHEETS IF NECESSARY) _____

AGENT REPRESENTING SELLER Musab Jabar BY Musab A. Jabar DATE 08/25/2025

(PLEASE PRINT) (SIGNATURE)

4. AGENT'S INSPECTION DISCLOSURE (TO BE COMPLETED ONLY IF THE AGENT WHO HAS OBTAINED THE OFFER IS OTHER THAN THE AGENT ABOVE)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE HOME STATES THE FOLLOWING:

☐ AGENT NOTES NO ITEMS FOR DISCLOSURE. ☐ AGENT NOTES THE FOLLOWING ITEMS (ATTACH ADDITIONAL SHEETS IF NECESSARY) _____

AGENT REPRESENTING BUYER _____ BY _____ DATE _____

(PLEASE PRINT) (SIGNATURE)

5. PROFESSIONAL ADVICE

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE HOME AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THE BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/ INSPECTIONS/DEFECTS

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS TRANSFER DISCLOSURE STATEMENT.

SELLER Ethel P. Ruiz DATE 8/25/25 BUYER _____ DATE _____

SELLER Corinna Tay DATE 8/25/25 BUYER _____ DATE _____

AGENT REPRESENTING SELLER Musab A. Jabar BY Musab A. Jabar DATE 08/25/2025

(PLEASE PRINT) (SIGNATURE)

AGENT REPRESENTING BUYER _____ BY _____ DATE _____

(PLEASE PRINT) (SIGNATURE)

6. RIGHT TO RESCIND

SECTION 1102.3a OF THE CIVIL CODE PROVIDES A PROSPECTIVE BUYER WITH THE RIGHT TO RESCIND THE PURCHASE OF THE MANUFACTURED HOME OR MOBILEHOME FOR AT LEAST THREE DAYS AFTER DELIVERY OF THIS DISCLOSURE, IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A MANUFACTURED HOME OR MOBILEHOME DEALER OR REAL ESTATE BROKER IS QUALIFIED TO PROVIDE ADVICE ON THE SALE OF A MANUFACTURED HOME OR MOBILEHOME. IF YOU DESIRE LEGAL ADVICE, PLEASE CONSULT YOUR ATTORNEY.



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SELLER QUESTIONNAIRE

Address: 10767 Jamacha Blvd, SPC 242, Spring Valley, CA 91978

If "YES" is the answer to any of the questions below, please explain below each question.	YES	NO
Within the last 3 years, has anyone died in the home or on the property?		✓
Have there been any insurance or home warranty claims since you've lived in the home? <i>Clogged drain repair 2025</i>	✓	
Are there any defects/deficiencies in the home that have not been disclosed to the buyer?		✓
Any water intrusion from the roof, windows, doors, or other since you've lived in this home?		✓
Are there any water leaks you are aware of?		✓
Are you aware of any mold, fungus or mildew inside/outside the home?		✓
Have you had any pets in your home since you have lived here?		✓
What kind of pet(s)?		
Have you had any issues with pet urine, odors and such?		
Are you leasing solar, water filters or anything else buyers should be aware of?		✓
Any occupant of the property smoking or vaping inside or outside the home?		✓
Have there been any fires inside or outside of this home that you are aware of?		✓
Have there been any flooding inside or outside of this home that you are aware of? <i>Washroom & Kitchen and was all repaired</i>	✓	
Are / were there any issues with electrical since you've lived in the home?		✓

[Signature] *8/25/25*
Seller Date

[Signature] *8/25/25*
Seller Date

Buyer Date

Buyer Date

COSTS TO SELLER: Out of seller funds at close of escrow, the escrow company will pay our commission as stated in the listing agreement.

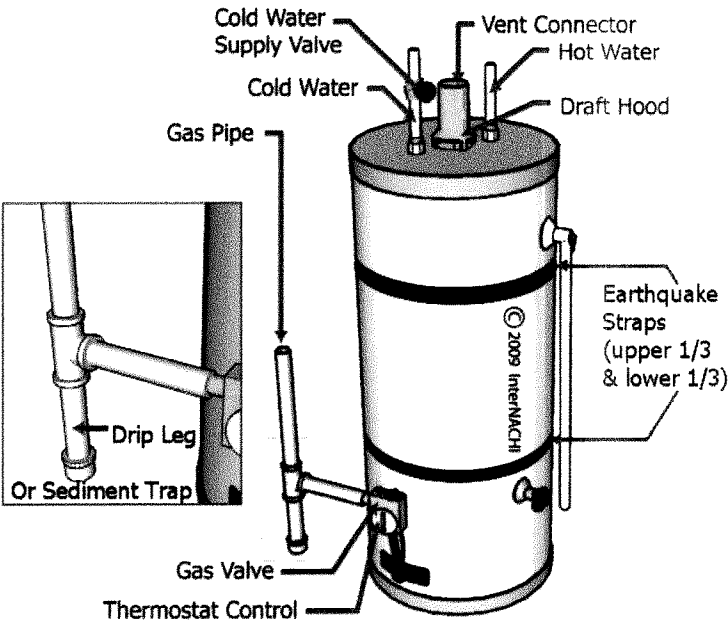
Escrow will deduct \$25 for a title search (even if you have title in your possession). This is to ensure there are no liens on the title.

You will need to provide original title & original unexpired registration documents at the time you sign escrow documents. If you don't have them, the escrow company will deduct \$25 for each missing document from your funds.

If insignia labels are missing or covered over by re-siding, they must be replaced at a cost of \$83.00 per label. (If both labels are missing on a doublewide, the fee is \$166.00.)

Escrow company will hold \$275 until title has transferred. You will receive a check for \$275 within 8 weeks from close of escrow.

* By law, the seller is required to have working **smoke detectors** in each bedroom and one in the hall outside of the bedroom doors. You are also required to have a **carbon-monoxide detector** in the most open area of the home located within four feet of the floor. The water heater is required to have **earthquake straps**.



* The day that escrow closes, you will receive your money & buyers will receive keys. If you choose to get your money by wire transfer, you should have the funds in your account approximately within 4 hours of close of escrow if escrow closes before 1pm. Closings after 1pm, funds will appear in your account within the next business day. Friday closings, wire transferred funds will be available on Monday (unless your bank holds them longer). Checks are most times issued as soon as escrow closes.

Edith P. Ruiz 8/25/25

Seller *Couma T. Ruiz* Date 8/25/25

Seller _____ Date _____