

Escrow No.:

PRELIMINARY CHANGE OF OWNERSHIP

A preliminary Change in 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

(To be completed by transferee (buyer) prior t transfer of subject property in accordance with Section 480.3 of the Revenue and Taxation Code.) This report is not a public document.

SELLER/TRANSFEROR: \_\_\_\_\_

BUYER/TRANSFEEE: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): \_\_\_\_\_

PROPERTY ADDRESS OR LOCATION: \_\_\_\_\_

Mail Tax Information to: (Name): \_\_\_\_\_

(Address): \_\_\_\_\_

PHONE NUMBER (8 a.m. to 5 p.m.): \_\_\_\_\_

Table with 2 columns: NV-O, NV-T, CSH, PP, AREA

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 is due November 1, and one-half is due February 1. The first installment becomes delinquent on December 10, and the second 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 supplemental assessment in an amount to be determined by the County Assessor. For further information on you supplemental roll obligation, please call the Assessor Realty Division at . For information about this form, please call the Change of Ownership Section at .

PART I: TRANSFER INFORMATION

Please answer all questions

- YES NO A. Is this transfer solely between husband and wife... B. Is this transaction only a correction of the name(s)... C. Is this document recorded to create, terminate, or reconvey a lender's interest... D. Is this transaction recorded only as a requirement for financing purposes... E. Is this document recorded to substitute a trustee... F. Did this transfer result in the creation of a joint tenancy... G. Does this transfer return property to the person who created the joint tenancy... H. Is this transfer of property: 1. to a trust for the benefit of the grantor... 2. to a trust revocable by the transferor... 3. to a trust from which the property reverts to the grantor within 12 years... I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options? \*J. Is this a transfer between parent(s) and child(ren) or from grandparent(s) to grandchild(ren)? \*K. Is this a transaction to replace a principal residence by a person 55 years of age or older? Within the same county? \*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? Within the same county?

\*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 a Lease, Assignment of a Lease, Termination of a 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: %

**PRELIMINARY CHANGE OF OWNERSHIP**

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 & 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. Payments/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. Payments/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) and (C) above?  Yes  No Amount \$ \_\_\_\_\_

Type \_\_\_\_\_ @ \_\_\_\_\_ % Interest for \_\_\_\_\_ years. Payments/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 no.: \_\_\_\_\_

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: PURCHASE PRICE & TERMS OF SALE**

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 \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

C. Is Personal Property included in the 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 the 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, 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 \_\_\_\_\_

(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 for twenty dollars (\$20).