

Escrow No:

Lot: Tract:

PRELIMINARY CHANGE OF OWNERSHIP

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

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

SELLER/TRANSFEROR: _____
 BUYER/TRANSFeree: _____
 ASSESSOR'S PARCEL NUMBER(S): _____
 PROPERTY ADDRESS OR LOCATION: _____
 Mail Tax Information to: (Name): _____
 (Address): _____
 PHONE NUMBER (8 a.m. to 5 p.m.): _____

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 Los Angeles County Assessor. For further information on your supplemental roll obligation, please call the Assessor Realty Division. For information about this form, please call the Change of Ownership Section at the listed number above.

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. consigner)? |
| <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: |
| <input type="checkbox"/> | <input type="checkbox"/> | 1. to a trust for the benefit of the grantor, or grantor's spouse? |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. to a trust revocable by the transferor? |
| <input type="checkbox"/> | <input type="checkbox"/> | 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 a transfer between parent(s) and child(ren) <input type="checkbox"/> or from grandparent(s) to grandchild(ren)? <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | *K. Is this a 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? Within the same county? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> | <input type="checkbox"/> | M. Is this transfer solely between domestic partners currently registered with the California Secretary of State? |

*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.
- | | | | | |
|--|--|---|--|--|
| <input type="checkbox"/> Purchase | <input type="checkbox"/> Foreclosure | <input type="checkbox"/> Gift | <input type="checkbox"/> Trade or Exchange | <input type="checkbox"/> Merger, Stock, or Partnership Acquisition |
| <input type="checkbox"/> Contract of Sale - Date of Contract _____ | | | | |
| <input type="checkbox"/> Inheritance - Date of Death _____ | <input type="checkbox"/> Other (please explain): _____ | | | |
| <input type="checkbox"/> Creation of a Lease | <input type="checkbox"/> Assignment of a Lease | <input type="checkbox"/> Termination of a Lease | <input type="checkbox"/> Sale/Leaseback | |
| <input type="checkbox"/> Date lease began _____ | | | | |
| <input type="checkbox"/> Original term in years (including written options) _____ | | | | |
| <input type="checkbox"/> 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) Yes No \$ _____
 above? 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). \$ _____

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 _____ / _____, _____
 Month Day Month Day

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).