



SELLER'S NEIGHBORHOOD SECURITY DISCLOSURE

Addendum

Prepared by: Agent _____ | Phone _____
Broker _____ | Email _____

DATE: _____, 20____, at _____, California.

1. This disclosure statement concerns real estate situated in the City of _____,
County of _____, California, referred to as _____.

2. The disclosures contained in this statement are those of Owner and limited to the facts known or understood to exist about security conditions on the property.

- 2.1 Owner has, or has not, obtained an investigative report into the adequacy of security arrangements on the property.
- 2.2 This statement is not a substitute for a due diligence investigation by any actual or prospective buyer into security conditions on the property.
- 2.3 Brokers may provide a copy of this statement to buyers of the property who have entered into a purchase agreement with Owner, or any actual or prospective buyer of the property.

3. Security Precautions:

3.1 Steps taken by Owner or prior owner to prevent security breaches include:

- None
- Additional lighting; where installed _____
- Gates, fencing; where placed _____
- Guards or watchmen
- Patrols; how managed _____
- Alarms; how managed _____
- Surveillance cameras; how managed _____
- _____

3.2 Steps under consideration or recommended to prevent security breaches include:

- None
- _____

4. Conduct on the property by tenants, or their pets or visitors, which have endangered the person or property of another include:

- None
- Current tenants have assaulted others or stolen or vandalized the property of others.
- Pets maintained on the property have harmed others or appear to or have the propensity to physically harm others.
- Visitors or trespassers have assaulted others on the property or stolen or vandalized property during the past two _____ years.

4.1 What has been Owner's response to any of the above checked actual or potential security breaches?

5. Specific criminal activities on the property during the past two _____ years include:

5.1 None

5.2 Thefts, robberies, burglaries of property (vehicles, equipment, plants, fire equipment, tenant's or manager's belongings, etc.) _____

5.3 Vandalism to property of Owner or others (type and frequency) _____

5.4 Trespass or other unauthorized entry to the property which resulted in a loss (type and frequency) _____

5.5 Assault on anyone on the property, and if injury resulted (type and frequency) _____

5.6 If, within the past two _____ years, a crime was reported to the police or sheriff, what recommendation(s) for security and prevention of similar crimes were made by the police or sheriff _____

5.7 If a claim was made during the past two _____ years under insurance policies by Owner or tenants for any crimes, what, if any, were the security precautions recommended by the insurer's representatives _____

5.8 Any demands made on Owner by tenants for security steps to be taken to prevent crime during the past two _____ years _____

Owner:

The information contained in this disclosure is true and correct.

Date: _____, 20_____

Owner's Signature: _____

Owner's Signature: _____

Buyer:

I acknowledge receipt of this disclosure.

Date: _____, 20_____

Buyer's Signature: _____

Buyer's Signature: _____