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# NATURAL HAZARD DISCLOSURE STATEMENT

(C.A.R. Form NHD, Revised 10/04)

**Street Address**

This statement applies to the following property: City, CA Zip Code

The transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the subject property. Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

The following are representations made by the transferor and his or her agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the transferee and transferor.

**THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):**

**A SPECIAL FLOOD HAZARD AREA** (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.

Yes \_\_\_\_\_ No \_\_\_\_\_ Do not know and information not available from local jurisdiction \_\_\_\_\_

**AN AREA OF POTENTIAL FLOODING** shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.

Yes \_\_\_\_\_ No \_\_\_\_\_ Do not know and information not available from local jurisdiction \_\_\_\_\_

**A VERY HIGH FIRE HAZARD SEVERITY ZONE** pursuant to Section 51178 or 51179 of the Government Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.

Yes \_\_\_\_\_ No \_\_\_\_\_

**A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS** pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.

Yes \_\_\_\_\_ No \_\_\_\_\_

**AN EARTHQUAKE FAULT ZONE** pursuant to Section 2622 of the Public Resources Code.

Yes \_\_\_\_\_ No \_\_\_\_\_

**A SEISMIC HAZARD ZONE** pursuant to Section 2696 of the Public Resources Code.

Yes (Landslide Zone) \_\_\_\_\_ Yes (Liquefaction Zone) \_\_\_\_\_  
No \_\_\_\_\_ Map not yet released by state \_\_\_\_\_

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**NHD REVISED 10/04 (PAGE 1 OF 2)**

Buyer's Initials ( \_\_\_\_\_ ) ( \_\_\_\_\_ )

Seller's Initials ( \_\_\_\_\_ ) ( \_\_\_\_\_ )

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



**NATURAL HAZARD DISCLOSURE STATEMENT (NHD) (PAGE 1 OF 2)**

Agent: Caroline Dunkelow

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Prepared using zipForm® software

Broker: Keller Williams 505 Hamilton Ave., Suite 100 Palo Alto, CA 94301

# Natural Hazard Zone Disclosure Report Ca

**Kathryn J. Haupt, David L. Rockwell**



## **Natural Hazard Zone Disclosure Report Ca:**

California Civil Code 2016 California,2016-02-04 CALIFORNIA LAW California Civil Code Updated for 01 01 2016

*California Real Estate Practice* Lowell Anderson,Daniel S. Otto,William H. Pivar,2000      **Fault-rupture Hazard Zones in California** Earl W. Hart,William A. Bryant,1999      **California Real Estate Practice** William H. Pivar,Lowell Anderson,Daniel Otto,2003-10 Building on industry fundamentals this new edition provides the skills a student needs to build a successful real estate practice The text explores issues facing professionals including advertising qualifying prospects loan applications investment analysis competitive market analysis and using the Internet in practice 493 pages 2004 copyright Chapters include Instructor Note Student Enrichment Exercises Power Point Presentations Chapter 1 Getting Started in Real Estate Chapter 2 Ethics Fair Housing and Trust Funds Chapter 3 Mandatory Disclosures Chapter 4 Prospecting Chapter 5 Listing Presentation Package Chapter 6 Listing Presentations Chapter 7 Servicing The Listing Chapter 8 Advertising Chapter 9 The Buyer and The Property Showing Chapter 10 Obtaining the Offer and Creating the Sales Agreement Chapter 11 From Offer To Closing Chapter 12 Real Estate Financing Chapter 13 Escrow and Title Insurance Chapter 14a Taxation Chapter 14b Taxation cont Chapter 15 Property Management and Leasing Chapter Quiz Answer Keys Mini Quizzes for All Chapters Mini Quiz Answer Keys      California Residential Foreclosures Fred Crane,Connor P. Wallmark,Giang Hoang,2008-04 If you are interested in learning the mechanics of buying and selling homes in foreclosure from the experts then this book is for you California Residential Foreclosures takes you beyond the foreclosure hype and into the practical mechanics and legal framework required to successfully execute a sale or purchase of distressed residential property Buyers and sellers will learn how to confidently complete transactions with simple step by step examples while gaining a comprehensive understanding of the pitfalls and prevailing laws that govern such transactions Furthermore this book will arm the equity purchase EP investor with the expertise needed to apply all EP rules while personally handling the negotiations and documentation necessary to contract for escrow and acquire a home during the period the property is in foreclosure Real estate licensees and lawyers will find a comprehensive and complete treatment of the subject matter Whether you act as an agent to a transaction or as an attorney advisor to a client this book provides the most current laws and covers all the relevant statutory provisions that control interactions between sellers in foreclosure and investors As this book goes to print pending legislation may even require brokers representing EP investors to be bonded Filled with scores of case examples that present the subject matter in an easy to understand hands on approach California Residential Foreclosures will arm homeowners investors licensees and attorneys with the tools necessary to handle all aspects of the sale and acquisition of residential property in foreclosure

**California Real Estate Law** William H. Pivar,Robert Bruss,2002-12 Known for its accessible approach to real estate law and comprehensive state specific information this introductory text is a favorite with California Broker candidates The text explores the latest legal trends including using the Internet in practice consumer protection and marketing liability Chapters

include Introduction Lesson Assignments Chapter One Nature and Cycle of California Real Estate Finance Chapter Two Money and the Monetary System Chapter Three Fiduciary Sources For Real Estate Finance Chapter Four Semifiduciary and Nonfiduciary Sources for Real Estate Finance Chapter Five Conventional Insured and Guaranteed Loans Chapter Six Federal and State Financial Regulations and Lending Programs Chapter Seven Junior Real Estate Finance Chapter Eight Contemporary Real Estate Finance Chapter Nine Instruments of Real Estate Finance Chapter Ten Real Estate Loan Underwriting Chapter Eleven Processing Real Estate Loans Chapter Twelve The Secondary Mortgage and Trust Deed Markets Chapter Thirteen Defaults and Foreclosures Chapter Fourteen Investment Financing Strategies Chapter Fifteen Mathematics of Real Estate Finance Exams and Answer Keys PIN Access Only

**Geology and Enology of the Temecula Valley, Riverside County, California** Barbara B. Birnbaum, Kerry D. Cato, 2000

**Insider's Guide to Passing the California Real Estate Exam** Rockwell Publishing Company, 2006-04

California Real Estate Principles Charles O. Stapleton, Martha R. Williams, 2007 Completely revised and thoroughly comprehensive this is the brand new edition of the state's premier real estate licensing manual Ideal for home study or classroom for the prospective real estate broker or salesperson for anyone seeking a solid foundation for building or maintaining a successful career Book jacket

Statutes of California and Digests of Measures California, 2002

*Sell Your Home Now* Laura Riddle, 2010 This book is a must have for any individual looking to effectively sell their home for the best price Put your home at the head of the market with the help of Laura Riddle's expertise Riddle a Masters level award winning real estate broker walks today's home sellers through everything they need to know to get the best price in today's real estate market Laura guides readers through the basics of the home selling process Readers will learn how to determine the value of their home prepare the home to be sold stage the home inside and out know when the time is right to list the home plan for showings and open houses accept an offer and ultimately sell for top dollar A firm believer in making your home stand out to sell faster by assisting potential buyers through the complicated loan process the book carefully compares loan options from low down payment FHA and 0% down payment USDA and VA loan programs allowing readers to choose the loan that works best for their successful sale Also covered are different Buyer Down Payment Assistance Programs making this a complete guide to give you everything you need to put your house up for sale *Sell Your Home Now* also includes timely information for sellers including resources on Short sale versus Foreclosure options Foreclosure prevention programs The Homeowner Affordability and Stability Act passed in February 2009 and Loan modification options This complete guide includes information about selling techniques for selling up to 80 percent faster and advertising to sell for 15 20% more and where to list your home online to get the most exposure Plus the book has a section on staging the home for the quickest sale in order to gain an advantage over other homes particularly foreclosures in your neighbourhood Tips are given on common mistakes home sellers often make that could hinder your efforts so thoughtfully included are sample real estate contracts titles and home inspection reports Selling the

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**Telescopes Project, Mauna Kea Science Reserve**, 2005      **California Civil Practice** Elizabeth A. Smith-Chavez, 2005

California Real Estate Practice Kathryn Haupt, Megan Dorsey, 2005      **The Complete Guide to Selling Your Own**

**Home in California** Kathy Gottberg, 2008-04 Is it possible to sell your home yourself and save a large amount of money Absolutely Is it easy and simple Not always Fortunately with the comprehensive information including all the forms explanations disclosures in **The Complete Guide to Selling Your Own Home in California** you now have everything you need to successfully accomplish the goal of selling your home yourself Accompanying this book is a CD containing all the necessary legal forms and worksheets required in an editable and printable format to sell residential property in the state of California This book is organized into three parts Part One addresses the choices you face and reveal some of the mysteries of the For

Sale By Owner FSBO experience Part Two is filled with the elements every seller needs to know before during and after the successful completion of a sale Part Three is for trouble shooting or to use as a reference when a task is at hand or if you find yourself facing a roadblock This final part also includes some simple marketing techniques that all sellers should at least be aware of before beginning the sales process In addition the accompanying CD contains all the legal forms a homeseller needs for any phase of a transaction Until now finding forms to legally transfer real estate in California has been one of the greatest challenges facing those in the FSBO market Feel free at any time to jump around in the book or to browse the CD to find anything that directly tackles your current concerns or questions     *Principles of California Real Estate* Kathryn J. Haupt, David L. Rockwell, 2006     **West's California Codes** California, 2005     *How to Buy a House in California* Ira Serkes, Ilona Bray, 2023-01-09 Strategies that work in California's unique market Looking for a house in the Golden State This bestselling book written specifically for California will show you how to find a house you can afford and will enjoy living in for many years You'll save time and money by learning how to choose a house and neighborhood you'll love select and manage a knowledgeable hard working agent qualify for the best mortgage figure out how much down payment you can afford make an offer and negotiate a good deal compete in multiple bid situations inspect a house for problems and hazards buy and sell houses simultaneously and get through escrow successfully This 18th edition is completely updated to cover dealing with limited housing supply and the affordability challenges created by rising mortgage interest rates as well as tips on conducting most or all of the househunting process virtually Packed with checklists and financial information *How to Buy a House in California* will guide you step by step through the challenges of purchasing a home in California     *Home Buying Kit For Dummies* Eric Tyson, Ray Brown, 2012-02-07 America's 1 bestselling home buying guide Want to buy a house but concerned about the real estate market Have no fear *Home Buying Kit For Dummies* arms you with Eric Tyson and Ray Brown's time tested advice and updated strategies for buying a home in current market conditions You'll discover how to find the right property make smart financial decisions and understand the latest lending requirements and tax implications You'll discover how to take advantage of low home prices navigate tighter lending requirements and take advantage of the newest resources available to home buyers and new owners Plus the bonus CD ROM is chock full of information materials and resources for first time buyers and savvy investors alike All the forms and paperwork needed for buying a home including loan applications appropriate tax documents counter offer forms and more Worksheets and calculators for comparable market analysis budget mortgage property taxes and more Printable home buying checklists for hiring an agent home inspections and questions to ask during home visits *Home Buying Kit For Dummies* is for the millions of home buyers throughout the U S who need a fun and easy guide to navigating the complexities of purchasing and owning a home

## Unveiling the Power of Verbal Art: An Mental Sojourn through **Natural Hazard Zone Disclosure Report Ca**

In a world inundated with displays and the cacophony of fast transmission, the profound energy and emotional resonance of verbal art often disappear in to obscurity, eclipsed by the continuous assault of sound and distractions. Yet, nestled within the musical pages of **Natural Hazard Zone Disclosure Report Ca**, a fascinating work of fictional brilliance that impulses with natural thoughts, lies an unforgettable trip waiting to be embarked upon. Written with a virtuoso wordsmith, that interesting opus courses viewers on a mental odyssey, delicately revealing the latent possible and profound impact embedded within the intricate web of language. Within the heart-wrenching expanse with this evocative evaluation, we shall embark upon an introspective exploration of the book is main subjects, dissect its captivating publishing model, and immerse ourselves in the indelible effect it leaves upon the depths of readers souls.

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### **Table of Contents Natural Hazard Zone Disclosure Report Ca**

1. Understanding the eBook Natural Hazard Zone Disclosure Report Ca
  - The Rise of Digital Reading Natural Hazard Zone Disclosure Report Ca
  - Advantages of eBooks Over Traditional Books
2. Identifying Natural Hazard Zone Disclosure Report Ca
  - Exploring Different Genres
  - Considering Fiction vs. Non-Fiction
  - Determining Your Reading Goals
3. Choosing the Right eBook Platform
  - Popular eBook Platforms
  - Features to Look for in an Natural Hazard Zone Disclosure Report Ca
  - User-Friendly Interface
4. Exploring eBook Recommendations from Natural Hazard Zone Disclosure Report Ca
  - Personalized Recommendations

- Natural Hazard Zone Disclosure Report Ca User Reviews and Ratings
- Natural Hazard Zone Disclosure Report Ca and Bestseller Lists
- 5. Accessing Natural Hazard Zone Disclosure Report Ca Free and Paid eBooks
  - Natural Hazard Zone Disclosure Report Ca Public Domain eBooks
  - Natural Hazard Zone Disclosure Report Ca eBook Subscription Services
  - Natural Hazard Zone Disclosure Report Ca Budget-Friendly Options
- 6. Navigating Natural Hazard Zone Disclosure Report Ca eBook Formats
  - ePub, PDF, MOBI, and More
  - Natural Hazard Zone Disclosure Report Ca Compatibility with Devices
  - Natural Hazard Zone Disclosure Report Ca Enhanced eBook Features
- 7. Enhancing Your Reading Experience
  - Adjustable Fonts and Text Sizes of Natural Hazard Zone Disclosure Report Ca
  - Highlighting and Note-Taking Natural Hazard Zone Disclosure Report Ca
  - Interactive Elements Natural Hazard Zone Disclosure Report Ca
- 8. Staying Engaged with Natural Hazard Zone Disclosure Report Ca
  - Joining Online Reading Communities
  - Participating in Virtual Book Clubs
  - Following Authors and Publishers Natural Hazard Zone Disclosure Report Ca
- 9. Balancing eBooks and Physical Books Natural Hazard Zone Disclosure Report Ca
  - Benefits of a Digital Library
  - Creating a Diverse Reading Collection Natural Hazard Zone Disclosure Report Ca
- 10. Overcoming Reading Challenges
  - Dealing with Digital Eye Strain
  - Minimizing Distractions
  - Managing Screen Time
- 11. Cultivating a Reading Routine Natural Hazard Zone Disclosure Report Ca
  - Setting Reading Goals Natural Hazard Zone Disclosure Report Ca
  - Carving Out Dedicated Reading Time
- 12. Sourcing Reliable Information of Natural Hazard Zone Disclosure Report Ca
  - Fact-Checking eBook Content of Natural Hazard Zone Disclosure Report Ca



- Distinguishing Credible Sources
- 13. Promoting Lifelong Learning
  - Utilizing eBooks for Skill Development
  - Exploring Educational eBooks
- 14. Embracing eBook Trends
  - Integration of Multimedia Elements
  - Interactive and Gamified eBooks

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