



Gas Shut Off Valve Disclosure

Buyer is advised that municipal codes in the Cities of Los Angeles, Santa Monica and West Hollywood require the installation of gas shut off valves on all residential property (single family, condominium unit and multi residential) upon transfer of ownership. Buyer must verify such seismic shut off valve has been installed prior to close of escrow.

Buyer's failure to comply with these city ordinances will subject the buyer to the payment of non-compliance fees in addition to other penalties as provided by law.

On the purchase of an individual condominium unit, the ordinances require that shut off valves be installed on all gas piping serving that building.

Additional information can be obtained by contacting the department of building and safety in the respective city.

Toilet Retrofit Disclosure

Buyer and Seller herein acknowledge that the Cities of Los Angeles and Santa Monica by city ordinance require that all toilets are to be certified as ultra low flow toilets upon close of escrow. These ordinances apply to all residential and commercial buildings. All non conforming toilets must be replaced prior to close of escrow.

Buyer and Seller hereby acknowledge receiving a copy of the above disclosures.

Property Address: _____

Buyer: _____ Date: _____

Buyer's Signature _____

Seller: _____ Date: _____

Seller's Signature _____