

PRELIMINARY CHANGE OF OWNERSHIP REPORT

FOR RECORDER'S USE ONLY

[To be completed by transferee (buyer) prior to transfer of subject property in accordance with section 480.3 of the Revenue and Taxation Code.] A Preliminary Change of 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.

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.-5 p.m.) ( )

LARRY W. WARD, ASSESSOR-COUNTY CLERK-RECORDER, P.O. BOX 12004, RIVERSIDE, CA 92502-2204

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. You may be responsible for the current or upcoming property taxes even if you do not receive the tax bill.

The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the Riverside County Assessor. For further information on your supplemental roll obligation, please call the Riverside County Assessor at (951) 955-6200.

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... D. Is this transaction recorded only as a requirement for financing... 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 a transfer of property: 1. to a revocable trust... 2. to a trust that may be revoked... 3. to an irrevocable trust... 4. to an irrevocable trust from which the property reverts... I. If this property is subject to a lease... \*J. Is this a transfer between parent(s) and child(ren)... \*K. Is this transaction to replace a principal residence... \*L. Is this transaction to replace a principal residence by a person who is severely disabled... M. Is this transfer solely between domestic partners...

\*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. If you do not file a claim, your property will be reassessed.

Please provide any other information that will help the Assessor to understand the nature of the transfer.

If the conveying document constitutes an exclusion from a change in ownership as defined in section 62 of the Revenue and Taxation Code for any reason other than those listed above, set forth the specific exclusions claimed:

Please answer all questions in each section. If a question does not apply, indicate with "N/A." Sign and date at bottom of second page.

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, Inheritance, Other, Creation of Lease, Assignment of a Lease, Termination of a Lease, Sale/Leaseback, Date lease began, Original term in years, Remaining term in years, Monthly Payment, Remaining Term C. Was only a partial interest in the property transferred? Yes No If yes, indicate the percentage transferred %.

Please write Assessor's Parcel Number(s): \_\_\_\_\_

Please answer, to the best of your knowledge, all applicable questions, then sign and date. If a question does not apply, indicate with "N/A."

PART III: PURCHASE PRICE AND 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. Pymts./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. Pymts./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) or (c) above? [ ] Yes [ ] No Amount \$ \_\_\_\_\_
Type \_\_\_\_\_ @ \_\_\_\_\_ % interest for \_\_\_\_\_ years. Pymts./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 (please explain): \_\_\_\_\_
If purchased through a broker, provide broker's name and phone number: \_\_\_\_\_
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: PROPERTY INFORMATION

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: i.e., timber, mineral, water rights, etc. \_\_\_\_\_ )

B. IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE? [ ] Yes [ ] No
If yes, enter date of occupancy \_\_\_\_\_ / \_\_\_\_\_ , 20 \_\_\_\_\_ or intended occupancy \_\_\_\_\_ / \_\_\_\_\_ , 20 \_\_\_\_\_
(month) (day) (year) (month) (day) (year)

C. IS PERSONAL PROPERTY INCLUDED IN 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 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, is the income from:
[ ] Lease/Rent [ ] Contract [ ] Mineral rights [ ] Other (please 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: \_\_\_\_\_

CERTIFICATION

OWNERSHIP TYPE ( )
Proprietorship [ ]
Partnership [ ]
Corporation [ ]
Other \_\_\_\_\_ [ ]
I certify that the foregoing is true, correct and complete to the best of my knowledge and belief.
This declaration is binding on each and every co-owner and/or partner.

NAME OF NEW OWNER/CORPORATE OFFICER TITLE

SIGNATURE OF NEW OWNER/CORPORATE OFFICER DATE

NAME OF ENTITY (typed or printed) FEDERAL EMPLOYER ID NUMBER

ADDRESS (typed or printed) E-MAIL ADDRESS (optional) DATE

(Note: The Assessor may contact you for additional 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 of twenty dollars (\$20).