PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a 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.

NAME AND MAILING ADDRESS OF BUYER/TRANSFEREE
(Make necessary corrections to the printed name and mailing address)

ASSESSOR'S PARCEL NUMBER

SELLER/TRANSFEROR

BUYER'S DAYTIME TELEPHONE NUMBER

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY MAIL PROPERTY TAX INFORMATION TO (NAME)					
ADDRESS	CITY	STATE	ZIP CODE		
( ) YES ( ) NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.			MO	DAY	YEAR

PART 1. TRANSFER INFORMATION *Please complete all statements.*

YES NO

( ) ( ) A. This transfer is solely between spouses *(addition or removal of a spouse, death of a spouse, divorce settlement, etc.)*.

( ) ( ) B. This transfer is solely between domestic partners currently registered with the California Secretary of State *(addition or removal of a partner, death of a partner, termination settlement, etc.)*.

( ) ( )* C. This is a transfer: ( ) between parent(s) and child(ren) ( ) from grandparent(s) and grandchild(ren).

( ) ( )* D. This transfer is the result of a cotenant's death. Date of death _____

( ) ( )* E. This transaction is to replace a principal residence by a person 55 years of age or older.
Within the same county? ( ) YES ( ) NO

( ) ( )* F. This transaction is 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? ( ) YES ( ) NO

( ) ( ) G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (*e.g., a name change upon marriage).*
If YES, please explain:_____

( ) ( ) H. The recorded document creates, terminates, or reconveys a lender's interest in the property.

( ) ( ) I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (*e.g., cosigner).* If YES, please explain:_____

( ) ( ) J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.

K. This is a transfer of property:

( ) ( ) 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of
[ ] the transferor, and/or [ ] the transferor's spouse [ ] registered domestic partner.

( ) ( ) 2. to/from a trust that may be revoked by the creator/grantor/trustor who is also a joint tenant, and which names the other joint tenant(s) as beneficiaries when the creator/grantor/trustor dies.

( ) ( ) 3. to/from an irrevocable trust for the benefit of the
[ ] creator/grantor/trustor and/or [ ] grantor's/trustor's spouse [ ] grantor's/trustor's registered domestic partner.

( ) ( ) 4. to/from an irrevocable trust from which the property reverts to the creator/grantor/trustor within 12 years.

( ) ( ) L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.

( ) ( ) M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.

( ) ( ) N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions.

( ) ( )* O. This transfer is to the first purchaser of a new building containing an active solar energy system.

*Please refer to the instructions for Part 1

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

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

A. Date of transfer, if other than recording date:_____

B. Type of transfer:
( ) Purchase ( ) Foreclosure ( ) Gift ( ) Trade or Exchange ( ) Merger, stock or partnership acquisition (Form BOE-100-B)
( ) Contract of sale. Date of contract _____ ( ) Inheritance. Date of death:_____
( ) Sale/leaseback ( ) Creation of a lease ( ) Assignment of a lease ( ) Termination of a lease. Date lease began:_____
Original term in years (*including written options):*_____ Remaining term in years (*including written options):*_____
( ) Other: Please explain:_____

C. Only a partial interest in the property was transferred? ( ) YES ( ) NO If YES, indicate the percentage transferred _____%

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

A. Total purchase price $_____

B. Cash down payment or value of trade or exchange excluding closing costs_ Amount $_____

:C. First deed of trust @_____ % Interest rate for _____years. Monthly Payment $ _____ Amount $_____

( ) FHA (__ Discount Points) ( ) Cal-Vet ( ) VA (__Discount Points) ( ) Fixed Rate ( ) Variable Rate

( ) Bank/Savings & Loan/Credit Union ( ) Loan Carried by seller

( ) Balloon Payment $ _____ Due Date: _____

D. Second Deed of Trust @ _____% interest for _____ years. Monthly Payment $_____ Amount $_____
( ) Fixed Rate ( ) Variable Rate ( ) Bank/Savings & Loan/Credit Union ( ) Loan carried by seller
( ) Balloon Payment $_____ Due Date: _____

$_____

E. Was an Improvement Bond or other public financing assumed by the buyer? ( ) YES ( ) NO Outstanding balance $_____

F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price

G. The property was purchased: ( ) Through real estate broker. Broker name: _____ Phone Number(____)_____
( ) Direct from seller ( ) From a family member-Relationship_____

( ) Other: Please explain:_____

H. Please explain any special terms, seller concessions,broker/agent fees waived, financing, and any other information (e.g. buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property:

PART 4. PROPERTY INFORMATION

Check and complete as applicable.

A. Type of property transferred
( ) Single-family residence
( ) Multiple-family residence. Number of units:_____ ( ) Co-op/Own-your-own ( ) Manufactured home
( ) Other. Description: (i.e., timber, mineral, water rights, etc.) ( ) Condominium ( ) Unimproved lot
( ) Timeshare ( ) Commercial/Industrial

B. ( ) YES ( ) NO Personal/business property, or incentives, are included in the purchase price. Examples are furniture, farm equipment, machinery, club memberships, etc. Attach list if available.
If YES, enter the value of the personal/business property: $_____

C. ( ) YES ( ) NO A manufactured home is included in the purchase price.
If YES, enter the value attributed to the manufactured home: $_____
( ) YES ( ) NO The manufactured home is subject to local property tax. If NO, enter decal number:_____

D. ( ) YES ( ) NO The property produces rental or other income.
If YES, the income is from: ( ) Lease/rent ( ) Contract ( ) Mineral rights ( ) Other:_____

E. The condition of the property at the time of sale was: ( ) Good ( ) Average ( ) Fair ( ) Poor

CERTIFICATION

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief. This declaration is binding on each and every buyer/transferee.

SIGNATURE OF BUYER/TRANSFEREE OR CORPORATE OFFICER	DATE
NAME OF BUYER/TRANSFEREE/LEGAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT)	TITLE
E-MAIL ADDRESS	

The Assessor's office may contact you for additional information regarding this transaction.