

Mortgage+Care

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Please contact us at (800)481-2708 or www.mortcare.com for a list of mergeable documents.

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 480.03 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/TRANSFeree:
ASSESSOR'S PARCEL NUMBER(S):
PROPERTY ADDRESS OR LOCATION:

MAIL TAX INFORMATION TO:
Name _____
Address _____

NOTICE: A lien for property taxes applies to your property on March 1 of each year for the taxes owing in the following fiscal year, July 1 though 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. **IF THIS TRANSFER OCCURS AFTER MARCH 1 AND ON OR BEFORE DECEMBER 31, YOU MAY BE RESPONSIBLE FOR THE SECOND INSTALLMENT OF TAXES DUE FEBRUARY 1.**

The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the «f63» Count Assessor. For further information on your supplemental roll obligation, please call the «f63» County Assessor.

PART I: TRANSFER INFORMATION

Please answer all questions.

Yes	No		
<input type="checkbox"/>	<input type="checkbox"/>	A.	Is this transfer solely between husband and wife (Addition of a spouse, death of a spouse, divorce settlement, etc.)?
<input type="checkbox"/>	<input type="checkbox"/>	B.	Is this transaction only a correction of the name(s) of the person(s) holding title to the property (For example, a name change upon marriage)?
<input type="checkbox"/>	<input type="checkbox"/>	C.	Is this document recorded to create, terminate, or reconvey a security interest in the property?
<input type="checkbox"/>	<input type="checkbox"/>	D.	Is this transaction recorded only to create, terminate, or reconvey a security interest (e.g. cosigner)?
<input type="checkbox"/>	<input type="checkbox"/>	E.	Is this document recorded to substitute a trustee under a deed of trust, mortgage, or other similar document?
<input type="checkbox"/>	<input type="checkbox"/>	F.	Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants?
<input type="checkbox"/>	<input type="checkbox"/>	G.	Does this transfer return property to the person who created the joint tenancy (original transferor)?
<input type="checkbox"/>	<input type="checkbox"/>	H.	Is this transfer of property:
<input type="checkbox"/>	<input type="checkbox"/>		1. to a trust for the benefit of the grantor, or grantor's spouse?
<input type="checkbox"/>	<input type="checkbox"/>		2. to a trust revocable by the transferor?
<input type="checkbox"/>	<input type="checkbox"/>		3. to a trust from which he property reverts to the grantor within 12 years?
<input type="checkbox"/>	<input type="checkbox"/>	I.	If this property is subject to a lease, is the remaining lease term 35 years or more including written options?
<input type="checkbox"/>	<input type="checkbox"/>	J.	Is this a transfer from parents to children or from children to parents?
<input type="checkbox"/>	<input type="checkbox"/>	K.	Is this transaction to replace a principle residence by a person 55 years of age or older?
<input type="checkbox"/>	<input type="checkbox"/>	L.	Is this transaction to replace a principle residence by a person who is severely disabled as defined by Revenue and Code Section 69.5

If you checked yes to J, K, or L, an application claim form must be filled with the County Assessor.
Please provide any other information that would help the Assessors to understand the nature of the transfer.

IF YOU HAVE ANSWERED "YES" TO ANY OF THE ABOVE QUESTIONS **EXCEPT J, K, OR L**, PLEASE SIGN AND DATE, OTHERWISE COMPLETE BALANCE OF THE FORM.

PART II: OTHER TRANSFER INFORMATION

A. Date of transfer if other than recording date _____

B. Type of transfer. Please check appropriate box.

<input type="checkbox"/> Purchase	<input type="checkbox"/> Forclosure	<input type="checkbox"/> Gift	<input type="checkbox"/> Trade or Exchange	<input type="checkbox"/> Merger, Stock, or Partnership Acquisition
<input type="checkbox"/> Contract of Sale – Date of Contract _____				
<input type="checkbox"/> Inheritance – Date of Death _____	<input type="checkbox"/> Other: Please explain: _____			

<input type="checkbox"/> Creation of Lease	<input type="checkbox"/> Assignment of a Lease	<input type="checkbox"/> Termination of a Lease
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Date lease began _____

Original term in years (including written options) _____

Remaining term in years (including written options) _____

C. Was only a partial interest in the property transferred? Yes No If yes, indicate the percentage transferred _____ %

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Please answer, to the best of your knowledge, all applicable questions, 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 _____ years Pymt/Mo.= \$ _____ (prin. & Int. only) Amount \$ _____

Conventional Variable Rate Assumed Existing Loan Balance
 VA All Inclusive D.T. (\$) wrapped) Bank of Savings & Loan
 Cal-Vet Loan Carried by Seller Finance Company
Balloon Payment Yes No Due Date _____ Amount \$ _____

C. SECOND DEED OF TRUST @ _____ % Interest _____ years Pymt/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. Pymt/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. IMPROVEMENT BOND 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 Other (explain) _____
If purchased through a broker, provide broker's name and phone number: _____

Please explain any special terms or financing and any other information that would help the Assessor understand the purchase price and terms of sale.

PART IV: PROPERTY INFORMATION

A. IS PERSONAL PROPERTY INCLUDED IN PURCHASE PRICE (other than a mobile 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).

B. IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE? Yes No
If yes, enter date of occupancy _____ / _____ / _____ or intended occupancy _____ / _____ / _____
Month Day Year Month Day Year

C. TYPE OF PROPERTY TRANSFERRED:
 Single-family residence Agricultural Timeshare
 Multiple-family residence (no. of units: _____) Co-op/Own-you-own Mobile Home
 Commercial/Industrial Condominium Unimproved lot
 Other (Description: _____)

D. DOES THE PROPERTY PRODUCE INCOME? Yes No

E. IF THE ANSWER TO QUESTION D IS YES, IS THE INCOME FROM: Yes No
 Lease/Rent Contract Mineral Rights Other - _____
Explain: _____

F. WHAT WAS THE CONDITION OF PROPERTY AT THE TIME OF SALE?
 Good Average Fair Poor

Enter here, or on an attached sheet, any other information that would assist the Assessor in determining the value of the property such as the Physical condition of the property, restrictions, etc.

I certify that the foregoing is true, correct and complete to the best of my knowledge and belief.

Signed _____ Dated _____

NEW OWNER/CORPORATE OFFICER