

## Notice Regarding the Advisability of Title Insurance

THIS STATEMENT APPLIES TO THE PROPERTY SITUATED AT

\_\_\_\_\_ WITH THE LEGAL DESCRIPTION OF  
LOT \_\_\_\_\_, BLOCK \_\_\_\_\_, \_\_\_\_\_ ADDITION, CITY OF \_\_\_\_\_,  
COUNTY, CALIFORNIA. THE SELLER DISCLOSES THE FOLLOWING INFORMATION  
WITH THE KNOWLEDGE THAT EVEN THOUGH THIS IS NOT A WARRANTY OF ANY  
KIND BY THE SELLER IN THIS TRANSACTION, AND IT IS NOT A SUBSTITUTION  
FOR ANY INSPECTIONS OR WARRANTIES IN THIS TRANSACTION, THE BUYER  
MAY RELY ON THIS INFORMATION IN DECIDING WHETHER AND ON WHAT  
TERMS TO PURCHASE THE SUBJECT PROPERTY.

Are you (Seller) aware of any of the following:

IMPORTANT: IN A PURCHASE OR EXCHANGE OF REAL PROPERTY, IT MAY BE  
ADVISABLE TO OBTAIN TITLE INSURANCE IN CONNECTION WITH THE CLOSE OF  
ESCROW SINCE THERE MAY BE PRIOR RECORDED LIENS AND ENCUMBRANCES  
WHICH AFFECT YOUR INTEREST IN THE PROPERTY BEING ACQUIRED. A NEW  
POLICY OF TITLE INSURANCE SHOULD BE OBTAINED IN ORDER TO ENSURE  
YOUR INTEREST IN THE PROPERTY THAT YOU ARE ACQUIRING.

The Parties hereby acknowledge receipt of a copy of this notice.

\_\_\_\_\_  
Signature of Seller                      Date                                      Signature of Seller                      Date

The Buyer represents that the Buyer has read and understands this document.

\_\_\_\_\_  
Signature of Buyer                      Date                                      Signature of Buyer                      Date

Initial of Seller \_\_\_\_\_ and Buyer \_\_\_\_\_