CALIFORNIA ASSOCIATION OF REALTORS®

SAN FRANCISCO PARKING AND STORAGE DISCLOSURE

(C.A.R. FORM SF-PSD, 1/11)

This disclosure concerns the residential property situated in the City of San Francisco, County of San Francisco, State of California, described as _____ ("Property").

1. **A.** If the Property is located in a multi-unit building, the governing documents for the Property, such as the Covenants, Conditions and Restrictions, Tenancy-in-Common Agreement, or equivalent document, should contain a description and drawing of all assigned parking and storage spaces. However, the size, shape, numbering, and location of the designated parking and storage areas shown within the governing documents are not always accurate, even if drawn by a licensed surveyor. In addition, there may be differences between the descriptions in the governing documents and the physical location of the parking spaces and storage areas.

   B. As the size, shape, numbering, and location of the designated spaces in the governing documents may not be the same as the physical locations, either the physical spaces or the spaces described in the governing documents may not be appropriate for Buyer's intended use. For parking spaces especially, it is essential for Buyer to pay close attention to the actual dimensions and location of parking space. As vehicle sizes and shapes vary greatly, the actual dimensions and location of the assigned parking space may not accommodate Buyer's needs.

2. Buyer is advised to personally inspect any assigned parking or storage space. Seller and Broker(s) do not warrant that such spaces are suitable for their intended use or meet any minimum requirements for location, dimension, or accessibility.

3. **Buyer acknowledges that Buyer has:**
   - Reviewed the governing documents and ensured the parking or storage space is accurately identified;
   - Read all disclosures relating to the storage or parking provided by Seller;
   - Personally inspected the size, shape, numbering, and location of the actual parking and storage spaces;
   - Determined that the area is suitable for its intended use. If it is a parking space, Buyer has inspected the space to ensure that it can accommodate the vehicle(s) that Buyer intends to park in the space;
   - Ensured that the governing documents provide for rights of passage to and from the parking space and storage space, if Buyer must pass through another owner's assigned space in order to access Buyer's parking or storage space; and
   - Buyer has found no discrepancy between the parking or storage space as shown in the governing documents and its actual size, shape, numbering, and physical location, or if Buyer has found such a discrepancy, Buyer acknowledges that the discrepancy is not material to this purchase.

By signing below, Buyer acknowledges Buyer has received, read, and understands this Parking and Storage Disclosure form.

Date _____ Date _____

BUYER _____ BUYER _____

_____ _____

(Print name) (Print name)

_____

(Address)

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Reviewed by _____ Date _____

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