



**AB38
Compliant**

California Natural Hazard Disclosure Reports

WHO BENEFITS?

The Seller, the Seller's Agent, and the Agent's Broker.

Disclosure Source utilizes State-of-the-Art technology in providing a Precise and Accurate Natural Hazard Disclosure Report. Disclosure Source's NHD Report satisfies the seller's mandatory disclosure requirements according to California's Civil Code, as well as providing Disclosure of Special Taxes and Assessments such as Mello-Roos Community Facilities Taxes and Improvement Bond Act of 1915 assessments.

UNSURPASSED FINANCIAL STRENGTH PARENT COMPANY

Disclosure Source is a wholly owned subsidiary of Fidelity National Financial, a FORTUNE 500 COMPANY. FNF® is the leading provider of title insurance and settlement services to the real estate and mortgage industries.

ERRORS & OMISSIONS INSURANCE: Highest in the NHD Industry.

Sellers, Agents, as well as the Brokers, Transaction Coordinators, and Escrow are Additional Insureds under our Industry-high \$60M in Errors & Omissions Insurance, providing the Sellers and Agents with Peace of Mind knowing that they're Backed by the Highest Amount of Insurance the NHD Industry has to offer.

EASY ORDERING, FAST DELIVERY

CONTIGUOUS APNs OR PROJECT PRICING AVAILABLE

PAYMENT OPTIONS

Payment through Escrow at no additional charge. If you don't close, you don't pay.

AB38 COMPLIANT

Disclosure Source identifies properties in located in High and Very High Fire Zones that are subject to AB38 Compliance: Home Hardening and Defensible Space.

EDUCATIONAL SEMINARS AVAILABLE

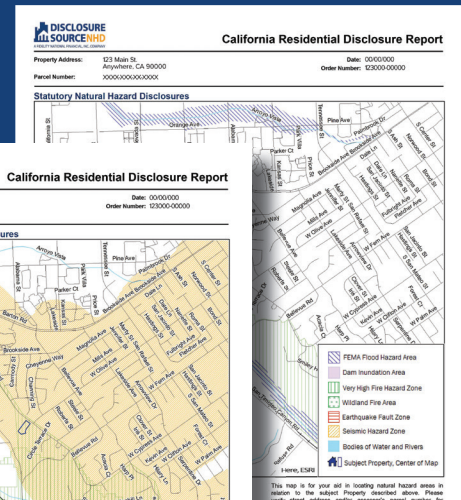
Contact your local Sales Rep or email us at disclosuresource@fnf.com.



Order online at DisclosureSource.com



Ask about a Fidelity National Home Warranty!
homewarranty.com



RESIDENTIAL STANDARD REPORT \$75
NHD + Taxes

RESIDENTIAL PREMIUM REPORT \$99
NHD, Taxes and Environmental

Disclosure Source is the
real estate industry's premier
provider of natural hazards, tax
and environmental information.

DisclosureSource.com
Contact us at 1-800-880-9123

Included with every Disclosure Source NHD Report:

- Full-color Reference Maps
- Mandatory Form NHDS per CA Civil Code Sec. 1103.2
- Table of Contents provides a summary of the determinations and page links
- Statutory Natural Hazard Disclosures: Special Flood Hazard Zones, Dam Inundation Zone, Very High Fire Severity Zone, Wildland Fire Area, Earthquake Fault Zone, Seismic Hazard Zone
- **AB38 Compliant**
- Local, City and County Identified Natural Hazards
- Commercial/Industrial Zoning
- Airport Influence/Proximity
- Right to Farm
- Active Mining Operations
- Transfer Fee Notice
- Notice of "Supplemental" Property Tax Bill
- Toxic Mold Notice
- Gas and Hazardous Liquid Transmission Pipeline Notice
- Flood Insurance Notice
- Energy Efficiency Standards and Duct Sealing Requirements Notice
- Water-Conserving Plumbing Notice
- Solar Energy Systems Notice
- Wildfire Mitigation: Home Hardening and Defensible Space Notice AB38
- Megan's Law Notice
- Methamphetamine or Fentanyl Contaminated Property Notice
- Military Ordnance Notice
- California Land Conservation (Williamson) Act Notice
- Mudslide/Debris Flow Advisory
- Oil, Gas Wells & Methane Advisory
- Habitat Sensitivity Area/Endangered Species
- Naturally Occurring Asbestos Advisory
- Radon Advisory
- Detailed Mello-Roos/1915 Improvement Bond Act and/or other Special Assessment Lien(s)/Financing Information
- Interactive Supplemental Tax Estimator
- Interactive Property Tax Estimator
- Environmental Information



Flood Certificates are included with your NHD report when the property is in a FEMA Flood Zone.

Contact us at 1-800-880-9123

Order online at DisclosureSource.com

Select Your Risk Management Package:

Product Features	Residential Standard Report \$75	Residential Premium Report \$99	Commercial Report \$129
Fulfills Basic Statutory Requirements	●	●	●
Local, City & County Identified Natural Hazards	●	●	●
Full-color Reference Maps	●	●	●
Toxic Mold Notice	●	●	●
Military Ordnance Notice	●	●	●
Megan's Law Notice	●	●	●
Private Transfer Fee Notice	●	●	●
Airport Influence/Proximity	●	●	●
Detailed Mello-Roos/1915 Improvement Bond Act and/or other Special Assessment Lien(s)/Voter Approved Bonds	●	●	●
Transmission Pipelines Notice	●	●	●
Flood Certificates	●	●	●
Commercial/Industrial Zoning	●	●	●
Environmental Information	N/A	●	Optional
Interactive Supplemental Tax Estimator	FREE	FREE	FREE
Interactive Property Tax Estimator	FREE	FREE	FREE

Note: The liability provisions of the Report do not apply until full payment is received.

Rental Flood Report \$19

- FEMA Special Flood Hazard Area
- Dam Inundation Area
- Supplemental Flood Zones
- Available Online Only



Note: Landlords are required by law to disclose flood hazard risk to the tenants on EVERY residential lease or rental agreement.