



Report Date: 6/10/2022
 Report Number: 4597-199
 Subject Property: 1234 MAIN ST
 APN: 1234-123-123
 Page Number: Invoice

Subject Property:
 1234 MAIN ST
 ANYCITY, CA 92507-5020
 APN#: 1234-123-123

Ordered By:
 John Smith
 The Escrow Company
 (123) 123-1234

Bill To:
 John Smith
 The Escrow Company
 (123) 123-1234

Product Description	Billing Terms	Amount Owed
Rental Property Flood NHD Report	Check	\$19.95

\$19.95

RENTER FLOOD DISCLOSURE

This Natural Hazard Disclosure ("Report") complies with California Government Code Section 8589.45 (a). The maps and data cited herein were reviewed using the assessor parcel number ("APN") and/or the physical address listed in this Report ("Property"). Not all publicly available data regarding the Property is included in this Report. No physical inspection of the Property has been performed. Therefore, MyNHD, Inc. ("MyNHD") recommends a Certified Engineering Geologist or Professional Engineer be consulted to address specific concerns about the Property. This Report was prepared in accordance with, and therefore subject to, all of the conditions and limitations stated in the Report including the "Terms and Conditions" contained therein. An explanation of each category of disclosure is included later in this Report. The terms "No Map" or "Not Mapped" indicate that a disclosure map is not available from the governmental agency relative to specific disclosure in this Report. MyNHD has relied upon the statutes identified and has reviewed the maps and records specifically required for disclosure pursuant to California law. This information is made available to the public so that determinations if and to what extent each statute applies to the Property can be made. Receipt/use of this Report by recipient or any third party constitutes acceptance of the Terms and Conditions detailed at the end of this Report. This Report is not a policy of insurance or a warranty. This Report is prepared by MyNHD to comply with California law relating to public record information in connection with the rent/lease of residential real estate. Please read the Terms and Conditions carefully.

Please return bottom portion with payment. Please do not staple check to stub.

----- TEAR-OFF HERE -----

Received from:
 The Escrow Company

**1234 MAIN ST
 ANYCITY, CA 92507-5020
 1234-123-123**

Make Checks Payable to:

**MyNHD, Inc.
 PO Box 241426
 Los Angeles, CA 90024**

**REPORT NUMBER: 4597-199
 Amount Due \$19.95**



VIEW ALL MAPS

Report Date: 6/10/2022
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Rental Property Flood Disclosure

APN: 1234-123-123 ADDRESS: 1234 MAIN ST ANYCITY, CA 92507-5020

In accordance with section 8589.45. (a) In every lease or rental agreement for residential property entered into on or after July 1, 2018, the owner or person offering the property for rent shall disclose to a tenant, in no smaller than eight-point type, the following:

- (1) That the property is located in a special flood hazard area or an area of potential flooding, if the owner has actual knowledge of that fact. For purposes of this section, "actual knowledge" includes the following:
(A) The owner has received written notice from any public agency stating that the property is located in a special flood hazard area or an area of potential flooding.
(B) The property is located in an area in which the owner's mortgage holder requires the owner to carry flood insurance.
(C) The owner currently carries flood insurance.
(2) That the tenant may obtain information about hazards, including flood hazards, that may affect the property from the Internet Web site of the Office of Emergency Services. The disclosure shall include the Internet Web site address for the MyHazards tool maintained by the office.
(3) That the owner's insurance does not cover the loss of the tenant's personal possessions and it is recommended that the tenant consider purchasing renter's insurance and flood insurance to insure his or her possessions from loss due to fire, flood, or other risk of loss.
(4) That the owner is not required to provide additional information concerning the flood hazards to the property and that the information provided pursuant to this section is deemed adequate to inform the tenant.

SPECIAL FLOOD HAZARD AREAS

View Map

SUBJECT PROPERTY [X] IS [] IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA

Special Flood Hazard Areas have been mapped by the Federal Emergency Management Agency (FEMA) on their Flood Rate Insurance maps. Special Flood Hazard Areas are located with the 100 year flood plain and are designated as either Zone A (Inland area) or Zone V (Coastal areas). Flood insurance is required by lenders for properties located within a Zone A or Zone V. FEMA periodically removes a property or a group of properties from a Special Flood Hazard Area based on information provided by cities, counties, or homeowners. The revised status of the property or properties is provided in a Letter of Map Amendment (LOMA) or in a Letter of Map Revision (LOMR). A search for a specific LOMA or LOMR is outside the scope of this report. Please visit www.fema.gov to search for a specific LOMA or LOMR.

Irrespective of the FEMA determination as to whether the subject property is located in a special flood hazard area, the subject property may be subject to limitations on development due to concerns over potential flooding. If there are concerns relative to the viability of potential development on the subject property an inquiry should be made with the local building and safety department.

AREAS OF POTENTIAL FLOODING FROM DAM FAILURES

View Map

SUBJECT PROPERTY [X] IS [] IS NOT LOCATED IN A DAM INUNDATION ZONE

Maps have been prepared for most dams in the State of California that show the potential flooding areas due to dam failure. The maps are reviewed and approved by the California Office of Emergency Services. Local offices of emergency services have prepared evacuation plans in the areas affected by potential dam failure inundation.

Dam Name(s): Boxsprings

THESE HAZARDS MAY LIMIT YOUR ABILITY TO TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE FLOOD HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A FLOOD HAZARD. LANDLORD AND TENANTS MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Owner _____ Date _____
Signature of Owner _____ Date _____
Signature of Tenant _____ Date _____
Signature of Tenant _____ Date _____



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TERMS AND CONDITIONS

1. This MyNHD Renter Disclosure Report is not an insurance policy. It is the product of a service designed to satisfy disclosure requirements so that owners/sellers of residential property and their brokers may inform their renters and tenants as to natural hazards which appear on public databases. These publicly available databases are not maintained by MyNHD. They are updated and maintained by agencies which make their information available to the public. MyNHD assembles its reports from the information that is currently available as of the date of its report and is not responsible for updates, amendments, or changes that are made available after the date of the report.
2. This MyNHD Renter Disclosure Report is based solely on the property identification and location supplied by the owner or his agent. It is the responsibility of the owner or his agent to confirm that the property, which is the subject of the report, is correctly identified, located, and characterized as being residential property. It is also the responsibility of the owner or his agent to disclose to buyer and MyNHD (a) any incorrect or incomplete features of this report and (b) any matters which are known or should be known by seller and his broker which may not be disclosed in this report. The property search is on a single residential parcel and does not include a search of secondary parcels or easements or common areas (in the case of condominium properties).
3. This MyNHD Renter Disclosure Report is provided solely to the recipient(s) and may not be relied upon by anyone else in making statutory disclosures to the tenants. Acceptance and use of this report constitutes acceptance and agreement to be bound by the terms, limitations, and conditions stated in the report. The information contained in this report may affect decisions to purchase insurance policies to cover potential damages which may arise from the natural hazards disclosed in this report.
4. This MyNHD Renter Disclosure Report is subject to the terms, limitations and conditions stated in this report. In the event that the seller, or his broker, report any inaccuracies, errors, or omissions, MyNHD's only obligation is to provide a corrected report. In the event of any claim tendered concerning the information in this report, MyNHD's liability in any case other than gross negligence, is limited to actual damages. In no case shall MyNHD have any liability for speculative damages, lost profits, or any direct or indirect, incidental or consequential damages arising in any connection whatsoever with the preparation or use of this report. If any dispute arises in connection with this report, the parties agree that the jurisdiction to deciding such dispute shall be venued in Los Angeles County, California.