

RE: Escrow No.: 14072-AS
Property: 18602 La Guardia Street, Rowland Heights, CA 91748

Date: January 24, 2017
Officer: Alicia Smith

INFORMATION REQUEST

In order for us to obtain statements of account from your existing lender(s) or homeowner's association, please provide us with the following information on your accounts. We must have accurate and complete information on your accounts, as some take up to 30 days to return our request. Please fill out and return this form as soon as possible.

Applicable Regulation requires authorization in writing from you before a lender can release any payoff information to an Escrow Holder. A delay in returning this signed and completed form could delay the close of this escrow.

FIRST TRUST DEED

Lender Name _____
Address _____

Loan Number _____

SECOND TRUST DEED

Lender Name _____
Address _____

Loan Number _____

HOMEOWNER'S ASSOCIATION (if applicable)

Association Name _____
Management Co. _____
Address _____

Account Number _____

WATER STOCK (if applicable)

Address _____

Account Number _____

CITY REPORT (if applicable)

Address _____

Account Number _____

SEPTIC TANK (if applicable)

Address _____

Account Number _____

Our signatures below are to be considered instructions for obtaining statements; to comply with the instructions of the above named companies; and our authorization to pay from funds due us at the close of escrow said companies' fees, including, but not limited to: Statement Fees, Transfer Fees, Late Fees, Prepayment Penalties, Impound Account Shortages without our further approval.

Please Provide Your Forwarding Address below, so funds or documents may be sent to you after close of escrow.

Effective Date: _____

SELLERS

Ta-Wei Jao, By: Mei Ling Chen as his attorney in fact

By: Mei Ling Chen, Attorney In Fact

Mei Ling Chen

**CERTIFICATION FOR NO INFORMATION REPORTING
ON THE SALE OR EXCHANGE OF A PRINCIPAL RESIDENCE**

This form may be completed by the seller of a principal residence. This information is necessary to determine whether the sale or exchange should be reported to the seller, and to the Internal Revenue Service on Form 1099-S, Proceeds From Real Estate Transaction. If the seller properly completes Parts I and III, and makes a "true" response to assurances (1) through (6) in Part II or a "not applicable" response to assurance (6)), no information reporting to the seller or to the Service will be required for that seller. The term "seller" includes each owner of the residence that is sold or exchanged. Thus, if a residence has more than one owner, a real estate reporting person must either obtain a certification from each owner (whether married or not) or file an information return and furnish a payee statement for any owner that does not make the certification.

Co. No. _____ Off No. _____ Escrow No.: 14072-AS

Part I. Seller Information

1. Name Ta-Wei Jao
2. Address or legal description (including city, state and ZIP code) of residence being sold or exchanged
18602 La Guardia Street
Rowland Heights, CA 91748
3. Taxpayer Identification Number (TIN) _____

Part II. Seller Assurances

Check "true" or "false" for assurances (1) through (5), and "true, "false", or "not applicable" for assurance (6).

True False N/A

- (1) I owned and used the residence as my principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence.
- (2) I have not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence.
- (3) I (or my spouse or former spouse, if I was married at any time during the period beginning after May 6, 1997, and ending today) have not used any portion of the residence for business or rental purposes after May 6, 1997.
- (4) At least one of the following three statements applies:
The sale or exchange is of the entire residence for \$250,000 or less.
OR
I am married, the sale or exchange is of the entire residence for \$500,000 or less, and the gain on the sale or exchange of the entire residence is \$250,000 or less.
OR
I am married, the sale or exchange is of the entire residence for \$500,000 or less, and (a) I intend to file a joint return for the year of the sale or exchange, (b) my spouse also used the residence as his or her principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence, and (c) my spouse also has not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the principal residence.
- (5) During the 5-year period ending on the date of the sale or exchange of the residence, I did not acquire the residence in an exchange to which section 1031 of the Internal Revenue Code applied.
- (6) If my basis in the residence is determined by reference to the basis in the hands of a person who acquired the residence in an exchange to which section 1031 of the Internal Revenue Code applied, the exchange to which section 1031 applied occurred more than 5 years prior to the date I sold or exchanged the residence.

Part III: Seller Certification

Under penalties of perjury, I certify that all of the above information is true as of the end of the day of the sale or exchange.

Signature of the Seller

Date

**CERTIFICATION FOR NO INFORMATION REPORTING
ON THE SALE OR EXCHANGE OF A PRINCIPAL RESIDENCE**

This form may be completed by the seller of a principal residence. This information is necessary to determine whether the sale or exchange should be reported to the seller, and to the Internal Revenue Service on Form 1099-S, Proceeds From Real Estate Transaction. If the seller properly completes Parts I and III, and makes a "true" response to assurances (1) through (6) in Part II or a "not applicable" response to assurance (6), no information reporting to the seller or to the Service will be required for that seller. The term "seller" includes each owner of the residence that is sold or exchanged. Thus, if a residence has more than one owner, a real estate reporting person must either obtain a certification from each owner (whether married or not) or file an information return and furnish a payee statement for any owner that does not make the certification.

Co. No. _____ Off No. _____ Escrow No.: 14072-AS

Part I. Seller Information

1. Name Mei Ling Chen
2. Address or legal description (including city, state and ZIP code) of residence being sold or exchanged
18602 La Guardia Street
Rowland Heights, CA 91748
3. Taxpayer Identification Number (TIN) _____

Part II. Seller Assurances

Check "true" or "false" for assurances (1) through (5), and "true", "false", or "not applicable" for assurance (6).

True False N/A

- (1) I owned and used the residence as my principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence.
- (2) I have not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence.
- (3) I (or my spouse or former spouse, if I was married at any time during the period beginning after May 6, 1997, and ending today) have not used any portion of the residence for business or rental purposes after May 6, 1997.
- (4) At least one of the following three statements applies:
The sale or exchange is of the entire residence for \$250,000 or less.
OR
I am married, the sale or exchange is of the entire residence for \$500,000 or less, and the gain on the sale or exchange of the entire residence is \$250,000 or less.
OR
I am married, the sale or exchange is of the entire residence for \$500,000 or less, and (a) I intend to file a joint return for the year of the sale or exchange, (b) my spouse also used the residence as his or her principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence, and (c) my spouse also has not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the principal residence.
- (5) During the 5-year period ending on the date of the sale or exchange of the residence, I did not acquire the residence in an exchange to which section 1031 of the Internal Revenue Code applied.
- (6) If my basis in the residence is determined by reference to the basis in the hands of a person who acquired the residence in an exchange to which section 1031 of the Internal Revenue Code applied, the exchange to which section 1031 applied occurred more than 5 years prior to the date I sold or exchanged the residence.

Part III: Seller Certification

Under penalties of perjury, I certify that all of the above information is true as of the end of the day of the sale or exchange.

Signature of the Seller

Date

TO: Premier Services

Date: January 24, 2017
Escrow No.: 14072-AS

SELLER'S AFFIDAVIT OF NONFOREIGN STATUS

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest located at:

Property located at: 18602 La Guardia Street, Rowland Heights, CA 91748

by Ta-Wei Jao, By: Mei Ling Chen as his attorney in fact and Mei Ling Chen

I hereby certify to the following (if an entity transferor, on behalf of the transferor):

INDIVIDUAL TRANSFEROR(S):

1. I am not a nonresident alien for purposes of U.S. income taxation;
2. My U.S. taxpayer identification number (Social Security number) is: _____
3. My home address is: _____

CORPORATION, PARTNERSHIP, TRUST OR ESTATE TRANSFEROR(S):

1. _____ (name of transferor)
is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);
2. _____ (name of transferor)
U.S. employer identification number is _____ and;
3. _____ (name of transferor)
office address is _____

Ta-Wei Jao, By: Mei Ling Chen as his attorney in fact and Mei Ling Chen, (name of transferor) understands that this certification may be disclosed to the Internal Revenue Service by transferee and that any false statements I have made here (or, for entity transferor, contained herein) could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct and complete (and, for entity transferor, I further declare that I have authority to sign this document on behalf of Ta-Wei Jao, By: Mei Ling Chen as his attorney in fact and Mei Ling Chen (name of transferor).

Date: _____

Transferor Signature Name, Transferor Title, if any

NOTICE TO TRANSFEROR AND TRANSFEREE:

An affidavit should be signed by each individual or entity transferor to whom or which it applies. Before you sign, any questions relating to the legal sufficiency of this form, or to whether it applies to a particular transaction or to the definition of any of the terms used, should be referred to a certified public accountant, attorney, or other professional tax advisor, or to the Internal Revenue Service.

Premier Services
2355 Main Street, Suite 110
Irvine, CA 92614
Phone: (714) 202-4897 • Fax: (714) 202-4897

TO: Premier Services

Date: January 24, 2017
Escrow No.: 14072-AS

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Property located at: 18602 La Guardia Street, Rowland Heights, CA 91748

by Ta-Wei Jao, By: Mei Ling Chen as his attorney in fact and Mei Ling Chen

I hereby certify to the following (if an entity transferor, on behalf of the transferor):

INDIVIDUAL TRANSFEROR(S):

1. I am not a nonresident alien for purposes of U.S. income taxation;
2. My U.S. taxpayer identification number (Social Security number) is: _____
3. My home address is: _____

CORPORATION, PARTNERSHIP, TRUST OR ESTATE TRANSFEROR(S):

1. _____ (name of transferor)
is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);
2. _____ (name of transferor)
U.S. employer identification number is _____ and;
3. _____ (name of transferor)
office address is _____

Ta-Wei Jao, By: Mei Ling Chen as his attorney in fact and Mei Ling Chen, (name of transferor) understands that this certification may be disclosed to the Internal Revenue Service by transferee and that any false statements I have made here (or, for entity transferor, contained herein) could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct and complete (and, for entity transferor, I further declare that I have authority to sign this document on behalf of Ta-Wei Jao, By: Mei Ling Chen as his attorney in fact and Mei Ling Chen (name of transferor).

Date: _____

Transferor Signature Name, Transferor Title, if any

NOTICE TO TRANSFEROR AND TRANSFEREE:

An affidavit should be signed by each individual or entity transferor to whom or which it applies. Before you sign, any questions relating to the legal sufficiency of this form, or to whether it applies to a particular transaction or to the definition of any of the terms used, should be referred to a certified public accountant, attorney, or other professional tax advisor, or to the Internal Revenue Service.

CAL-FIRPTA NOTICE AND DISCLOSURE

Property: 18602 La Guardia Street, Rowland Heights, CA 91748

Escrow No.: 14072-AS

In accordance with the new law (AB 1338) (Chapter 02-488) Revised Revenue and Taxation Code Section 18662, a Buyer may be required to withhold an amount equal to 3 1/3% of the sales price, in the case of a disposition of California real property interest by either:

1. A Seller who is an Individual or when the disbursement instructions authorized the proceeds to be sent to a financial intermediary of the Seller, OR,
2. A Seller is a Corporation, which has no permanent place of business in California.

For failure to withhold, the Buyer may become subject to a penalty in an amount equal to the greater of Ten Percent (10%) of the amount required to be withheld or Five Hundred Dollars (\$500.00).

However, notwithstanding any other provision included in the California statutes referenced above, no Buyer will be required to withhold any amount or be subject to penalty for failure to withhold if:

1. The Total Consideration of California subject property is \$100,000.00 or less, OR
2. The Seller executes a written certificate, under the penalty of perjury, certifying that the Seller is a Corporation with a permanent place of business in California, OR
3. The Seller, who is an Individual, executes a written certificate, under the penalty of perjury, to any of the following:
 - a. Property is Seller's Principal Residence.
 - b. Seller is selling the property as a loss for California Income Tax purposes.
 - c. Seller is selling the property as part of an Internal Revenue Code Section 1031 Exchange.
 - d. Seller is selling the property because of an involuntary conversion and will replace the property within the provisions of Internal Revenue Code Section 1033.

The new law does not contain language allowing for request for either a waiver of withholding or reduced withholding as previously allowed under CAL-FIRPTA.

The undersigned parties acknowledge that the Escrow Holder is required to provide to Buyer(s) written notification of California withholding requirements. This notification instructs Buyer(s) to withhold 3 1/3% of the Total Consideration of the California real property herein, when CAL-FIRPTA is applicable.

The Buyer(s) acknowledge that it is his responsibility to instruct the Escrow Holder to withhold 3 1/3% of the Total Consideration from the Seller(s) proceeds when CAL-FIRPTA is applicable.

If either Buyer or Seller require any additional information, they are advised to contact the Franchise Tax Board at (916) 845-4900.

SELLER IS SUBJECT TO PENALTY FOR KNOWINGLY FILING A FRAUDULENT CERTIFICATE FOR THE PURPOSE OF AVOIDING THE WITHHOLDING REQUIREMENT.

Ta-Wei Jao, By: Mei Ling Chen as his attorney in fact

By: Mei Ling Chen, Attorney In Fact

Mei Ling Chen

Chong Meng Wong

Century 21 Masters Realty Services, Inc. dba

Premier Services

1169 Fairway Drive, Suite 100

Walnut, CA 91789

Phone (909) 595-2792 Fax (909) 595-4905

To: PREMIER SERVICES

ESCROW NO: 14072-AC

DISBURSEMENT OF SELLERS NET PROCEEDS

The undersigned hereby instructs escrow holder to disburse the net proceeds due at the close of escrow as follows: (PLEASE 'X' AND/OR COMPLETE THE FOLLOWING)

Property Address 18602 La Guardia Street, Rowland Heights CA 91748

Call when check is ready for pick up, phone number to call is

Overnight mail to:

Send check C/O my real estate agent (Name)

Split the proceeds as follows: Disburse \$ or % Payable to: And mail to:

I/We authorize the proceeds check to be picked up by Name: Relationship:

Transfer proceeds to Escrow Number: Escrow Company: Phone Number: Fax Number:

Wire the proceeds to (Name of Bank): Address: Routing No: Credit Account No: Sub Account Name:

It is acknowledged that the net proceeds check will be payable to the undersigned by trust account check unless otherwise instructed. If funds are wired or overnight mailed seller further acknowledges a \$25.00 dollar wire fee or \$20.00 overnight mailed fee will be charged to seller's account. Escrow holder must be in receipt of funds by 12:00 p.m. or any wire will not be processed until the next business day.

Sign: Date:

Sign: Date:

Please attach a voided check if choosing to have proceeds wired

**FOR YOUR PROTECTION, PLEASE PROVIDE A CONTACT NUMBER WHERE YOU CAN BE REACHED TO VERIFY YOUR BANK INFORMATION PRIOR TO WIRING YOUR FUNDS. ()

FOR OFFICE USE ONLY : EO INITIALS

RECORDING REQUESTED BY:

Order No. CA0310-17000963-32
Escrow No. 14072-AS
Parcel No. 8258-002-036

AND WHEN RECORDED MAIL TO:

CHONG MENG WONG
18602 LA GUARDIA STREET
ROWLAND HEIGHTS, CA 91748

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$520.30 and CITY \$

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: Rowland Heights, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Ta-Wei Jao and Mei Ling Chen, Husband and Wife as Joint Tenants**

hereby GRANT(S) to **Chong Meng Wong**

the following described real property in the County of **Los Angeles**, State of California:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF
More commonly known as: **18602 La Guardia Street, Rowland Heights, CA 91748**

Date January 24, 2017

Ta-Wei Jao, By: Mei Ling Chen as his attorney in fact

By: Mei Ling Chen, Attorney In Fact

Mei Ling Chen

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____

} S.S.

On _____, before me, _____ Notary Public, personally appeared **Mei Ling Chen**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Prepared By:

Title365 Company
801 N. Brand Blvd, Suite 320
Glendale, CA 91203

Return To:

Chong Meng Wong

**OWNER'S AFFIDAVIT
(INDIVIDUAL)**

**THIS IS AN AFFIDAVIT MADE UNDER OATH. THE MAKING OF A FALSE STATEMENT WILL SUBJECT THE
AFFIANT TO SEVERE CRIMINAL PENALTIES.**

BEFORE ME, the undersigned authority, personally appeared Affiant, Ta W Jao and Mei L Chen, who being by me first duly sworn on oath, disposes and says:

1. Affiant is the owner of the following described property:

Lot 201 of Tract No. 25271, in the County of Los Angeles, State of California, as per map recorded in Book 651, Page(s) 86 to 96 inclusive of Maps in the Office of the County Recorder of said County.
2. Affiant is in exclusive, full, complete and undisputed possession of the above described property and any personal property included therewith; there are no leases, options, claims, unpaid taxes, assessments or interests of any kind held thereon; title has not been transferred; and said property is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description, except for real property taxes for the current year, and except as shown in Title Commitment Number #CA0310-17000963-32.
3. There have been no improvements, alterations or repairs to the above described property for which costs thereof remain unpaid. There are no claims for labor, material or services furnished or performed for repairing or improving the same which remain unpaid; there are no mechanics', material men's or laborers' liens against the above described property; and no labor has been performed within the last 90 days which has not been paid in full in regards to said premises or personal property.
4. The personal property, if any, on said property or contained in the buildings thereon, which is to be sold with the property or premises, is free and clear of all liens, encumbrances, claims or demands whatsoever.
5. No judgments or decrees have been entered in any Court of this State or of the United States of America against Affiant which remain unsatisfied or unpaid; there exist no funds due to the Internal Revenue Service which remain unpaid which may result in a lien against the above described real property; and Affiant is not a non-resident alien for United States Income Tax purposes and Affiant's Federal Income Tax Payer I.D. number (SS#) is as shown below.
6. This Affidavit is made for the purpose of inducing **Chong Meng Wong** to purchase the above described property, inducing to accept the mortgage loan being given to purchase the above described property and inducing **Westcor Land Title Insurance Company** to authorize **Title365 Company** (hereinafter "Policy Issuing Agent"), to issue **Westcor Land Title Insurance Company** Policies of Title Insurance insuring either the conveyance to the purchaser or the Lien of the mortgage or both.

7. Affiant agrees to indemnify and hold Policy Issuing Agent and **Westcor Land Title Insurance Company** harmless of and from all loss, cost, damage and expense of every kind, including attorneys' fees, which Policy Issuing Agent and **Westcor Land Title Insurance Company** shall sustain or become liable for under its policies of title insurance now to be issued on account of or in reliance upon any statements made herein, including but not limited to, any matters that may be recorded between the effective date of the Commitment referenced above and the time of the recording of the instruments described in said Commitment.
8. Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of California for falsely swearing to statements in an instrument of this nature. Affiant affirms he has read the foregoing affidavit and fully understands the facts contained herein. For the purposes of this affidavit, the use of the word "he" is intended and understood to mean all persons executing this affidavit be it "he", "she" or "they", and singular shall include plural, when indicated.

Further, Affiants sayeth naught.

		SSN:	
Ta W Jao			
		SSN:	
Mei L Chen			

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On _____ before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)