

**ROD DANIELSON  
CHAPTER 13 TRUSTEE**

**CHAPTER 13 REAL PROPERTY QUESTIONNAIRE**

Name, Address and Telephone Number of Attorney for Debtor(s) or Debtor(s) In Pro Per           Attorney for Debtor / In Pro Per	<b>INSTRUCTIONS TO DEBTOR(S):</b>  FILE WITH CHAPTER 13 TRUSTEE ONLY - DO NOT FILE IN BANKRUPTCY COURT  COMPLETE THIS FORM FOR EACH PROPERTY IN WHICH THE DEBTOR HAS AN INTEREST, AND FROM WHICH THE DEBTOR EARNS RENTAL INCOME FROM 3 OR MORE UNITS (DO NOT COMPLETE FOR ANY PROPERTY WHICH YOU INTEND TO SURRENDER/ABANDON.)  THIS COMPLETED FORM IS DUE IN THE CHAPTER 13 TRUSTEE'S OFFICE AT LEAST EIGHT (8) DAYS PRIOR TO THE MEETING/HEARING.  THIS FORM MAY BE COPIED IF THE DEBTOR HAS MULTIPLE PROPERTIES. PROVIDE ONE COMPLETE FORM FOR EACH PROPERTY.
IN RE:           DEBTOR(S).	OFFICE OF ROD DANIELSON, CHAPTER 13 TRUSTEE  CENTRAL DISTRICT OF CALIFORNIA – RIVERSIDE  4361 LATHAM STREET, SUITE 270, RIVERSIDE, CA 92501  (951) 826-8000 Fax: (951) 826-8090
CHAPTER 13 Case Number	<b>REAL PROPERTY QUESTIONNAIRE</b>  CHECK ONE BOX: <input type="radio"/> OWNED <input type="radio"/> BEING PURCHASED <input type="radio"/> LEASED

**SECTION ONE: PROPERTY OWNED OR BEING PURCHASED BY DEBTOR**

A. Address of property including county and state in which it is located:	
B. Legal description of property (i.e., Lot and Tract Number, including Tax Assessor's I.D. Number. Note: without this information the County Tax Collector will be unable to properly credit any funds sent by the Trustee):	
C. Percentage interest in the property owned by the Debtor:	
D. Date of Debtor's acquisition of the property:	Purchase Price: \$

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**SECTION ONE: (Cont'd) PROPERTY OWNED OR BEING PURCHASED BY DEBTOR**

- E. Type of real property:
- |  |   |
|--|---|
| <input type="checkbox"/> Single Family Residence | <input type="checkbox"/> Condominium/Coop |
| <input type="checkbox"/> Duplex                  | <input type="checkbox"/> Commercial       |
| <input type="checkbox"/> Apartment Building      | <input type="checkbox"/> Industrial       |
|  | <input type="checkbox"/> Unimproved       |
|  | <input type="checkbox"/> Other            |

F. Description of property (i.e., number of units, number of offices, amenities, condition):

G. Present Fair Market Value: \$

H. State source and basis of the above fair market value:

I. Does the property meet all federal, state and local requirements including, but not limited to health, building, safety, OSHA, earthquake and fire regulations?  Yes  No (If answer is "No," briefly explain and attach copies of any complaints, citations and/or recorded documents which specify the substance of the alleged violations)

J. State the name(s) of the title holder(s) of record as of the date of the filing of the Petition:

K. State the name of the Grantor of the property to the titleholders set forth in "J" above:

L. State the date of the last transfer of any interest in the property and name of the transferor(s) and transferee(s):

M. Was title to the property transferred to the Debtor within ninety (90) days prior to the filing of the Chapter 13 Petition?  
 Yes  No (If your answer is "Yes," state the reason for the transfer)

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**SECTION TWO: FINANCIAL STATUS OF OWNED PROPERTY**

A. List voluntary encumbrances of record against the property (e.g., mortgages, stipulated judgments):

Lender Name	Current Principal Balance	Installment Amount	Due Date/Date Late
1st _____	\$ _____	\$ _____	_____
2nd _____	\$ _____	\$ _____	_____
3rd _____	\$ _____	\$ _____	_____
4th _____	\$ _____	\$ _____	_____

Maturity Date (If all due prior to or during term of bankruptcy)

1st _____
2nd _____
3rd _____
4th _____

B. List involuntary encumbrances of record against the property (taxes, mechanics' and other liens, judgments, lis pendens):  
(State type of lien, amount claimed and date of recordation)

C. Property Taxes:

- (1) Are property taxes impounded (included in your mortgage payment)? [ ] Yes [ ] No  
 (2) If "No," what is the amount of the annual taxes and installment due date?  
 (3) Indicate the due dates and amounts of any tax bills which have not been paid:

D. Identify any person/entity other than (or in addition to ) the debtor who uses, leases, or occupies the property and state that person's/entity's relationship to the debtor.

**SECTION THREE: INCOME FROM RENTAL OF PROPERTY**

A. What is the actual gross monthly income being received from rental of the property? \$ \_\_\_\_\_ per month.

B. Itemize the total monthly expenses:

Mortgage payment: _____	Utilities: _____
Homeowner's insurance: _____	Maintenance: _____
Property Taxes: _____	Other: _____

C. Is any person and/or entity occupying any portion of the property at a reduced rental rate or at no rental charge?  
 [ ] Yes [ ] No (if your answer is "Yes," explain fully)

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**SECTION FOUR: INSURANCE**

A. State the following as to each Policy of Insurance (even if payments are included with mortgage payments):

Type of Insurance	Insurance Company Name	Policy Number	Amt. Of Coverage	Exp. Date
_____	_____	# _____	\$ _____	_____
_____	_____	# _____	\$ _____	_____
_____	_____	# _____	\$ _____	_____

B. If any policy payments are delinquent, so state and provide the amount and number of installments that are past due:

I declare under penalty of perjury that the answers contained in the foregoing Real Property Questionnaire are true and correct to the best of my knowledge, information and belief.

Date: \_\_\_\_\_

Name (Please type or print): \_\_\_\_\_

Signature of Debtor: \_\_\_\_\_

Name (Please type or print): \_\_\_\_\_

Signature of Co-Debtor: \_\_\_\_\_