

**PROPERTY CONDITION DISCLOSURE FORM**

(to be attached to Listing and Purchase Agreement)

As provided in Section 1455, Paragraph 27, of the Louisiana Real Estate Licensing Law, R.S. 1950, Title 37, Chapter 17, a broker is obligated to disclose to any buyer, a known material defect regarding the condition of real estate of which a broker or salesman has knowledge. Broker and/or salesman hereby states that he/she is not an engineer or inspector and makes no representation as to what does or does not constitute a material defect. Seller, for his or her own protection, is asked to disclose all conditions that exist in or on the real estate.

Property Address: 1530 Ambassador Court Date: 6/8/15

Length of Ownership: \_\_\_\_\_

If an absentee owner is involved, check off one of the following:

This is a Corporate/Reposessed Property with an absentee ownership and no statement of property condition is being made.

We are absentee owners and have no knowledge of and make no statement(s) as to the present condition of the property.

Seller is asked to answer each question. If any answer is "yes", please explain in area provided below.

To your knowledge, are there any defects or conditions in:

	YES	NO
1. Roof (Approximate Age: _____)		
2. Has roof ever had a leak?		
3. Foundation (Piers/Slab)		
4. Wall and Roof Structure		
5. Flooring and Subflooring		
6. Electrical Wiring		
7. Heat/Air System		
8. Plumbing		
9. Mechanical Systems and Appliances		
10. Has property ever flooded?		
11. Is property in a flood zone Classification?		
12. Has property ever had termites?		
13. Does property have any drainage problems?		
14. Do you/seller know of any adverse surveys, reports, inspections, concerning the property?		
15. Do you/seller know of any additions, repairs and/or substandard workmanship in property?		
16. Has property ever caught fire?		
17. Do you know of any other conditions, problems, or defects in or around property that buyer should be aware of?		
18. Are any utilities available but not connected to home or improvements (i.e., sewer, water)		
19. Are you aware of any current or pending liens or assessments?		
20. Are you aware of any current or pending property owner or condominium assessments, dues or liens?		
21. Are you aware of any outstanding balances owed on any satellite dishes or pools?		
22. Are you aware of any deed restrictions or subdivisions restrictions not recorded?		
23. Explanations, if any items above are answered "yes":		

I/We attest that the above statements and explanations are true and correct to the best of my/our knowledge. Receipt of copy is hereby acknowledged.

*[Signature]*

SELLER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

I/We hereby acknowledge receipt of this disclosure of the property and understand that it is to my/our benefit to have property inspected by an independent individual.

PURCHASER \_\_\_\_\_ DATE \_\_\_\_\_ PURCHASER \_\_\_\_\_ DATE \_\_\_\_\_

## FLOOD DETERMINATION DISCLOSURE

(Revised 1/2014)

Property Address: 1530 Ambassador Cyprien Pkwy

The Federal Emergency Management Agency (FEMA) has implemented a nationwide effort to update and modernize flood hazard maps. Due to this effort, some parishes have finalized and adopted their new flood hazard maps and some parishes are in the preliminary stages of adopting their new flood hazard maps.

In the parishes that have not adopted their new flood hazard maps, preliminary flood hazard maps have been or will be published and made available for public consideration, comment and appeal prior to the adoption and finalization of the maps. As a result, the current information provided to Sellers or Buyers regarding property flood risk is based on information in the aforementioned preliminary flood hazard maps. Real Estate Agents and Brokers cannot guarantee the accuracy of information provided in the preliminary flood hazard maps which are subject to change upon adoption and finalization.


In the parishes that have adopted their new flood hazard maps, the information provided is final and should not change unless the new and updated flood hazard map is amended or revised.

Whether the parishes' flood hazard maps are preliminary or final, Sellers and Buyers are strongly encouraged to contact the following agencies for the most current and accurate information:

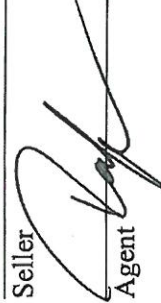
1. Parish Planning and Zoning Office and/or Parish Flood Plain Manager for the parish the subject property is located in
2. [floodmaps.lsuagcenter.com](http://floodmaps.lsuagcenter.com)
3. <https://msc.fema.gov>
4. [www.floodsmart.gov](http://www.floodsmart.gov)

In acknowledgement of the aforementioned, Seller and Buyer agree(s) to indemnify and hold harmless the Real Estate Agents and Brokers, and its subsidiaries, affiliates, officers, directors, members, employees, and agents, from any liabilities, costs, expenses, judgments, losses, damages, claims, causes of action or demands, including reasonable attorney fees, arising out of or in connection with, or in any way incidental to any representations, discussions or statements made by the Real Estate Agents and Brokers, and its subsidiaries, affiliates, officers, directors, members, employees, and agents relative to any and all Federal Emergency Management Agency issued flood hazard maps.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

 \_\_\_\_\_ Date 6/8/15  
Seller Date

Buyer \_\_\_\_\_ Date \_\_\_\_\_

 \_\_\_\_\_ Date 6/8/15  
Agent Date

Agent \_\_\_\_\_ Date \_\_\_\_\_