

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: 700 Guilliot Road, Youngsville, La 70592 Date: _____

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.

I/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: _____)		<input checked="" type="checkbox"/>
2. Has roof ever had a leak?		<input checked="" type="checkbox"/>
3. Foundation (Piers/Slab)		<input checked="" type="checkbox"/>
4. Wall and Roof Structure		<input checked="" type="checkbox"/>
5. Flooring and Subflooring		<input checked="" type="checkbox"/>
6. Electrical Wiring		<input checked="" type="checkbox"/>
7. Heat/Air System		<input checked="" type="checkbox"/>
8. Plumbing		<input checked="" type="checkbox"/>
9. Mechanical Systems and Appliances		<input checked="" type="checkbox"/>
10. Has property ever flooded?		<input checked="" type="checkbox"/>
11. Is property in a flood zone Classification? <u>(zone X)</u>	<input checked="" type="checkbox"/>	
12. Has property ever had termites?		<input checked="" type="checkbox"/>
13. Does property have any drainage problems?		<input checked="" type="checkbox"/>
14. Do you/seller know of any adverse surveys, reports, inspections, concerning the property?		<input checked="" type="checkbox"/>
15. Do you/seller know of any additions, repairs and/or substandard workmanship in property?		<input checked="" type="checkbox"/>
16. Has property ever caught fire?		<input checked="" type="checkbox"/>
17. Do you know of any other conditions, problems, or defects in or around property that buyer should be aware of?		<input checked="" type="checkbox"/>
18. Are any utilities available but not connected to home or improvements (i.e., sewer, water)?		<input checked="" type="checkbox"/>
19. Are you aware of any current or pending liens or assessments?		<input checked="" type="checkbox"/>
20. Are you aware of any current or pending property owner or condominium assessments, dues or liens?		<input checked="" type="checkbox"/>
21. Are you aware of any outstanding balances owed on any satellite dishes or pools?		<input checked="" type="checkbox"/>
22. Are you aware of any deed restrictions or subdivisions restrictions not recorded?		<input checked="" type="checkbox"/>
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.

Christy Broussard (PA) 3/18/15
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: 700 Guilliot Road Youngsville La 70592

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
3. <https://msc.fema.gov>
4. 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 _____

Chita LeBeau Seller 3/18/15 Date

Buyer _____ Date _____

Seller _____ Date _____

Agent _____ Date _____

Robert Crouchet
Agent _____ Date _____
R. Hamilton Davis

This contract is for use by Robert Crouchet. Use by any other party is illegal and voids the contract.