

PROPERTY CONDITION DISCLOSURE FORM
(to be attached to Listing and Purchase Agreement)

As provided in Section 1465, Paragraph 27, of the Louisiana Real Estate Licensing Law, R.S. 1960, 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: 1014 Ruth Bridge Hwy, Breaux Bridge, La 70517 Date: 9/6/18
 Length of Ownership: 1 YEAR

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: <u>nk</u>)		
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?	<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.

[Signature] 9/6/18 [Signature] 9/6/18
 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