

INFORMATIONAL STATEMENT FOR LOUISIANA RESIDENTIAL PROPERTY DISCLOSURE

In accordance with Act 308 of the 2003 Louisiana Legislature (LSA-R.S. 9:3195-3199), effective July 1, 2004, a seller of residential real property must furnish purchasers with a Property Disclosure Document. A complete copy of these statutes can be found at www.legis.state.la.us. The required Property Disclosure Document may be in the form promulgated by the Louisiana Real Estate Commission ("Commission") or in another form that contains substantially the same information. The Commission form can be found at www.lrec.state.la.us.

Who is required to make disclosure?

A seller's obligation to furnish a Property Disclosure Document applies to any transfer of any interest in residential real property, whether by sale, exchange, bond for deed, lease with option to purchase, etc.

The following transfers are exempt from the requirement to provide a Property Disclosure Document:

- ☐ 1. Court order transfers;
- ☐ 2. Transfers to a mortgagee by a mortgagor or successor in interest who is in default;
- ☐ 3. Transfers by a mortgagee who has acquired the property at a sale conducted pursuant to a decree of foreclosure or by deed in lieu of foreclosure;
- ☐ 4. Transfers by a fiduciary in the course of administration of a decedent's estate, guardianship, conservatorship or trust;
- ☐ 5. Transfers of new constructed property;
- ☐ 6. Transfers from one or more co-owners solely to one or more of the remaining owners;
- ☐ 7. Transfers pursuant to a testate or intestate succession;
- ☐ 8. Transfers of property that will be converted into a use other than residential;
- ☐ 9. Transfers of property to a spouse or relative in the bloodline;
- ☐ 10. Transfers between spouses resulting from a judgment of divorce or separate maintenance;
- ☐ 11. Transfers to or from any governmental entity;
- ☐ 12. Transfers from an entity that has acquired title or assignment of a real estate contract to assist the owner in relocation as long as the entity makes available certain disclosure documents;
- ☐ 13. Transfers to an inter vivos trust;
- ☐ 14. Acts that, without changing ownership, confirm, correct, modify or supplement a deed or conveyance already recorded.

EXEMPTION: In accordance with Act 308 of the 2003 Louisiana Legislature, the **SELLER** of said property is exempt from the requirement to provide a Property Disclosure Document.

Seller (sign) _____ (print) _____ Date _____ Time _____

Seller (sign) _____ (print) _____ Date _____ Time _____

Rights of Purchaser and Consequences for Failure to Disclose

If the property disclosure document is delivered after the purchaser makes an offer, the purchaser can terminate any resulting real estate contract or withdraw the offer for up to 72 hours after receipt of the Property Disclosure Document. This termination or withdrawal will always be without penalty to the purchaser and any deposit or earnest money must be promptly returned to the purchaser (despite any agreement to the contrary).

Duties of Real Estate Licensees and Consequences for Failure to Fulfill Such Duties

Louisiana law requires real estate licensees to inform their clients of those clients' duties and rights in connection with the Property Disclosure Document discussed above. Failure to inform could subject the licensee to censure or suspension or revocation of their license, as well as fines. The licensee is not liable for any error, inaccuracy, or omission in a Property Disclosure Document, unless the person has actual knowledge of the error, inaccuracy, or omission by the seller.

Other Important Provisions of the Law

- A Property Disclosure Document shall not be considered a warranty by the seller.
- A Property Disclosure Document is for disclosure purposes only; it is not intended to be part of any contract between the seller and the purchaser.
- The Property Disclosure Document may not be used as a substitute for any inspections or warranties that the purchasers or seller may obtain.
- Nothing in this law precludes the rights or duties of a purchaser to inspect the physical condition of the property.

Key Definitions

- **Residential real property** is real property consisting of one or not more than four residential dwelling units, which are buildings or structures each of which are occupied or intended for occupancy as single-family residences.
- **Known defect** is a condition found within the property that was actually known by the seller and that results in one or all of the following:
 - (a) It has a substantial adverse effect on the value of the property.
 - (b) It significantly impairs the health or safety of future occupants of the premises.
 - (c) If not repaired, removed, or replaced, significantly shortens the expected normal life of the premises.

PROPERTY DISCLOSURE DOCUMENT FOR RESIDENTIAL REAL ESTATE

Answer all questions to the best of your knowledge. Explain any "yes" answers fully at the end of each section.
Y = yes N= no NK = no knowledge

SECTION 1: LAND

- (1) Lot size or acres _____
- (2) Are there any servitudes/encroachments regarding the property, other than typical/customary utility servitudes, that would affect the use of the property? ☐ Y ☐ N ☐ NK
- (3) Are there any rights vested in others? Check all that applies and explain at the end of this section.
- | | | | |
|----------------------------|---|-----------------|---|
| Timber rights | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK | Common driveway | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK |
| Right of ingress or egress | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK | Mineral rights | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK |
| Right of way | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK | Surface rights | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK |
| Right of access | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK | Air rights | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK |
| Servitude of passage | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK | Usufruct | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK |
| Servitude of drainage | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK | Other _____ | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK |
- (4) Has any part of the property been determined a wetland by the United States Army Corps of Engineers under §404 of the Clean Water Act? ☐ Y ☐ N ☐ NK
- (a) Is such a determination pending? ☐ Y ☐ N ☐ NK
- (b) What date was determination made? _____

The Clean Water Act is a federal law that protects the wetlands of the United States. Section 404 of the Act contains permit requirements for altering or building on property that has been determined a wetland by the Army Corps of Engineers. The Corps may assess a fee to the **SELLER** or **PURCHASER** of a property for this determination. A property that has been determined a wetland may result in additional costs for a Section 404 permit. Documentation is attached and becomes a part of this property disclosure if the property described herein has been determined a wetland by the Corps.

- (5) Has any flooding, water intrusion, accumulation, or drainage problem been experienced with respect to the land? If yes, indicate the nature and frequency of the defect at the end of this section. ☐ Y ☐ N ☐ NK
- (6) What is/are the flood zone classification(s) of the property? _____
- (a) What is the source and date of this information? (Check all that apply) ☐ Survey/Date _____
- ☐ Flood Elevation Certificate/Date _____

Question Number Explanation of "Yes" answers ☐ Additional sheet is attached

SECTION 2: TERMITES, WOOD-DESTROYING INSECTS AND ORGANISMS

- (7) Has the property ever had termites or other wood-destroying insects or organisms? ☐ Y ☐ N ☐ NK
- (8) Was there any damage to the property? ☐ Y ☐ N ☐ NK
- (9) Was the damage repaired? ☐ Y ☐ N ☐ NK
- (10) Is the property currently under a termite contract? ☐ Y ☐ N ☐ NK
- (a) Name of company _____
- (b) Date contract expires _____
- (c) List any structures not covered by contract _____

Question Number Explanation of "Yes" answers ☐ Additional sheet is attached

Property Description (Address, City, State, Zip) _____

Y = YES N = NO NK = NO KNOWLEDGE

SECTION 3: STRUCTURE

(11) Are there any defects regarding the following? (Check all that apply and explain at the end of this section.)

Roof	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK	Ceilings	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK
Interior walls	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK	Exterior walls	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK
Floor	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK	Foundation	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK
Attic spaces	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK	Basement	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK
Porches	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK	Overhangs	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK
Steps/Stairways	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK	Railings	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK
Pool	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK	Spa	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK
Decks	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK	Patios	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK
Windows	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK	Other _____	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> NK

(12) Has any structure on the property ever taken water by flooding (rising water or otherwise)? If yes, give the nature and frequency of the defect at the end of this section. ☐ Y ☐ N ☐ NK

(13) Is there flood insurance on the property? ☐ Y ☐ N ☐ NK

(a) ☐ Flood Insurance Policy/Date _____ ☐ Other _____/Date _____

(b) Does SELLER have a flood elevation certificate in SELLER'S possession that will be shared with BUYER? ☐ Y ☐ N ☐ NK

(14) What is the approximate age of all structures on the property? Main structure _____
Other structures _____

SELLER must complete and provide the "Disclosure on Lead-Based Paint and Lead-Based Paint Hazard Addendum" that is included with this property disclosure if any structure was built before 1978.

(15) Has there been any foundation repair? ☐ Y ☐ N ☐ NK

(16) What is the approximate age of the roof of each structure? Main structure _____
Other structures _____

(17) Does the property contain exterior insulation and finish system (EIFS) or other synthetic stucco? ☐ Y ☐ N ☐ NK

Question Number Explanation of "Yes" answers ☐ Additional sheet is attached

SECTION 4: PLUMBING, WATER, GAS, AND SEWERAGE

(18) Are there any defects with the plumbing system? ☐ Y ☐ N ☐ NK

(19) Are there any defects with the water piping? ☐ Y ☐ N ☐ NK

(a) Are there any defects with the water quality, quantity, or pressure? ☐ Y ☐ N ☐ NK

(b) The water is supplied by: ☐ Municipality ☐ Private utility ☐ On-site system ☐ Shared well system ☐ None

(c) If there is a well, when was the last time the water was tested? Date _____
Results _____

(20) Is there gas service available to the property/structure? ☐ Y ☐ N ☐ NK

(a) If yes, what type? ☐ Butane ☐ Natural ☐ Propane

(b) If yes, are there any defects with it? ☐ Y ☐ N ☐ NK

(21) Are there defects with any water heater? ☐ Y ☐ N ☐ NK

(a) Unit 1 _____ ☐ Gas ☐ Electric (b) Unit 2 _____ ☐ Gas ☐ Electric (c) Unit 3 _____ ☐ Gas ☐ Electric

(22) The sewerage service is supplied by: ☐ Municipality ☐ Other ☐ NK

SELLER must provide the attached "Disclosure of Information about Residential Sewage Treatment Systems Addendum" if the property described herein is not served by a municipality waste treatment.

Question Number Explanation of "Yes" answers ☐ Additional sheet is attached

LREC Rev. 08/01/13 Seller's Initials: _____ Purchaser's Initials: _____

SECTION 5: ELECTRICAL, HEATING AND COOLING, APPLIANCES

For major repairs or replacements relative to Section 5, list the date and nature of the repair or replaced component at the end of the section.

- (23) Are there any defects with the electrical system? ☐ Y ☐ N ☐ NK
- (24) Are there any defects with the heating or cooling systems? ☐ Y ☐ N ☐ NK
- (25) What type of cooling system is installed? ☐ Central ☐ Window unit ☐ Other
- (a) Source: ☐ Electric ☐ Gas ☐ Heat pump ☐ Other
- (26) What type of heating system is installed? ☐ Central ☐ Window unit ☐ Other
- (a) Source: ☐ Electric ☐ Gas ☐ Heat pump ☐ Other
- (27) If a fireplace exists, is it working? ☐ Y ☐ N ☐ NK
- (a) What type is it? ☐ Gas ☐ Wood ☐ Vented ☐ Vent less ☐ Electric ☐ Other
- (28) Are there any defects in any permanently installed or built-in appliances? ☐ Y ☐ N ☐ NK
- (29) What type of fire alarm system is installed? ☐ None ☐ Security/fire alarm ☐ Battery powered unit that includes a 10-year sealed lithium battery
- Question Number Explanation of "Yes" answers ☐ Additional sheet is attached

SECTION 6: MISCELLANEOUS

- (30) Are there any applicable building restrictions or restrictive covenants which may provide for restrictions as to the use of the property or as to the type of constructions or materials to be used in the construction of any structure on the property? ☐ Y ☐ N ☐ NK
- (31) Has there been property damage related to the land or the improvements thereon, including, but not limited to, fire, windstorm, flood, hail, lightning, or other property damage? ☐ Y ☐ N ☐ NK
- (a) If yes, were all related property damages, defects, and/or conditions repaired? ☐ Y ☐ N ☐ NK
- (32) What is the zoning of the property? _____
- (a) Has it ever been zoned for commercial or industrial? ☐ Y ☐ N ☐ NK
- (b) Is the property located in an historic district? ☐ Y ☐ N ☐ NK
- (33) Does the property and its present usage conflict with current zoning, building, and/or safety restrictions? ☐ Y ☐ N ☐ NK
- (34) Are there any current or pending assessments, dues, liens, taxes owing on the property? ☐ Y ☐ N ☐ NK
- (a) Is membership in a homeowners' association (HOA), condominium owners' association (COA), or property owners' association (POA) required as the result of owning this property? ☐ Y ☐ N ☐ NK
- (b) Are any HOA, COA, or POA dues required? ☐ Y ☐ N ☐ NK
- (c) If yes, what is the amount? \$ _____ per _____
- (d) Are there any pending special assessments? ☐ Y ☐ N ☐ NK
- (e) If yes, what is the amount? \$ _____ per _____

Any information contained in this property disclosure regarding homeowners' associations (HOA), condominium owners' associations (COA), or property owners' associations (POA) is summary in nature. The covenants and association governing documents are a matter of public record and can be obtained from the conveyance records on file at the Clerk of Court in the parish where the property is located.

- (35) Was SELLER (or previous owner) a recipient of a Road Home grant? ☐ Y ☐ N ☐ NK
- If YES, complete (a) – (f) below.
- (a) Is the property subject to the Road Home Declaration of Covenants Running with the Land, Hurricane Katrina/Hurricane Rita? ☐ Y ☐ N ☐ NK
- (b) If YES, is a copy of the Road Home Declaration of Covenants attached? ☐ Y ☐ N
- (c) If YES, what is the amount received? \$ _____
- (d) Has SELLER personally assumed any terms of the Road Home Program Grant Agreement? ☐ Y ☐ N
- (e) Was SELLER (or previous owner) a recipient of any elevation grant funds? ☐ Y ☐ N
- (f) If YES, what is the amount received? \$ _____
- (36) Are the streets accessing the property ☐ Private ☐ Public ☐ NK

Property Description (Address, City, State, Zip) _____

- (37) Were any additions or alterations made to the property? ☐ Y ☐ N ☐ NK
(a) If yes, were the necessary permits and inspections obtained for all additions or alterations? ☐ Y ☐ N ☐ NK
(38) Is there a homestead exemption in effect? ☐ Y ☐ N ☐ NK
(39) Is there high speed Internet access available to the property? ☐ Y ☐ N ☐ NK
(40) Is there any pending litigation regarding the property? ☐ Y ☐ N ☐ NK
(41) Does the property or any of its structures contain any of the following? (Check all that apply and provide the nature and frequency at the end of this section.)
Asbestos ☐ Y ☐ N ☐ NK Formaldehyde ☐ Y ☐ N ☐ NK
Radon gas ☐ Y ☐ N ☐ NK Chemical storage tanks ☐ Y ☐ N ☐ NK
Contaminated soil ☐ Y ☐ N ☐ NK Contaminated water ☐ Y ☐ N ☐ NK
Hazardous waste ☐ Y ☐ N ☐ NK Toxic Mold ☐ Y ☐ N ☐ NK
Mold/Mildew ☐ Y ☐ N ☐ NK Pets ☐ Y ☐ N ☐ NK
Electromagnetic fields ☐ Y ☐ N ☐ NK Crystal meth exposure ☐ Y ☐ N ☐ NK
Other adverse materials or conditions ☐ Y ☐ N ☐ NK Contaminated drywall/sheetrock ☐ Y ☐ N ☐ NK
(42) Is there a cavity created within a salt stock by dissolution with water underneath the property? ☐ Y ☐ N ☐ NK
(43) Is there a solution mining injection well within two thousand six hundred forty feet (2640) feet of the property? ☐ Y ☐ N ☐ NK

Question Number Explanation of "Yes" answers ☐ Additional sheet is attached

ACKNOWLEDGEMENTS

I/We attest that the above statements and explanations have been provided by me/us and are true and correct to the best of my/our knowledge. (If either party is represented by a real estate licensee, your signature below acknowledges that you have been informed of your duties and rights under LSA-R.S. 9:3195-3199 and have read and understand the informational statement.)

Seller(s) acknowledge(s) that the information contained herein is current as of this date.

Seller (sign) _____ (print) _____ Date _____ Time _____
Seller (sign) _____ (print) _____ Date _____ Time _____

Purchaser(s) signing below acknowledge(s) receipt of this property disclosure.

Purchaser (sign) _____ (print) _____ Date _____ Time _____
Purchaser (sign) _____ (print) _____ Date _____ Time _____

DISCLOSURE OF INFORMATION ON RESIDENTIAL SEWERAGE TREATMENT SYSTEMS

Property Description (Address) _____

City, State, Zip _____

SELLER OF RESIDENTIAL REAL ESTATE: Complete this disclosure document if city, town, or municipality waste treatment does **not** serve the property described herein.

Improperly treated or partially treated residential sewage poses significant risks to human health and to the environment. Untreated or poorly treated water contains parasites, bacteria, and viruses that cause serious disease. D.H.H. Title 51, Subsection 707 states: "Individual sewerage systems shall be kept in service and in serviceable condition sufficient to insure compliance with this code and in order to avoid creating or contributing to a nuisance or public health hazard."

HEALTH HAZARDS AND DISEASES

Gastroenteritis – severe inflammation of the intestines that may cause severe vomiting and diarrhea leading to dehydration.

Severe infection – result of contact with untreated water where there are cuts or abrasions on the skin.

Hepatitis – serious infection of the liver that can lead to long term illness.

A residential sewerage treatment system that is not properly operated or maintained may also result in the pooling of improperly treated water at the surface. **Health risks also exist from mosquito infestations that may cause West Nile Virus, Encephalitis, and other diseases. Improperly operating systems may be subject to fines and penalties under Louisiana law.**

1. Sewerage treatment is supplied by: ☐ Private Utility ☐ Onsite System ☐ None ☐ Not Known

2. If there is an onsite system, it is: ☐ Septic Tank ☐ Advanced Treatment System ☐ Oxidation Pond
☐ Other ☐ Not Known

a. Is there more than one system on the property, e.g. guest house, outbuildings, barns, etc.?

☐ Yes ☐ No ☐ Not Known

b. If **yes**, answer all questions for each system on a separate sheet of paper and attach to this addendum.

3. What is the approximate age of the system? _____ ☐ Not Known

a. The original permit was issued by _____ on _____ (date). ☐ Not Known

(A non-permitted system of any type is illegal, regardless of age or type.)

b. The system was last inspected by _____ on _____ (date). ☐ Not Known

c. An inspection report is attached. ☐ Yes ☐ No

d. Has the health department inspected the system? ☐ Yes ☐ No ☐ Not Known

e. If **yes**, on what date was the inspection? _____ (date)

4. The system was last pumped out when? _____ (date)

5. Is the system an Advanced Treatment System? ☐ Yes ☐ No ☐ Not Known

a. If yes, name the manufacturer. _____ ☐ Not Known

(The name of the manufacturer may be located on the data plate on the tank, compressor, or control box.)

b. If yes, do you have an ongoing maintenance agreement with a licensed maintenance provider?

☐ Yes ☐ No ☐ Not Known **(D.H.H. Title 51, Appendix A, Section A:6, 12 requires that perpetual maintenance be provided on Individual Mechanical Sewerage Treatment Plants.)**

6. What type of discharge is used? ☐ Surface Drainage ☐ Drain-Field ☐ Spray Irrigation

☐ Artificial Drain-Field ☐ Drip Disposal ☐ Over Land Surface Flow ☐ Below Ground Pipe to Ditch or

Stream ☐ Not Known **(D.H.H. Title 51, Subsection 717 prohibits the discharge of the effluent from septic tanks into street gutters, surface ditches or streams.)**

7. If the discharge is from over land flow or from a pipe, where does it drain? _____ ☐ Not Known

8. What type of tank is used? ☐ Metal ☐ Concrete ☐ Fiberglass ☐ Other ☐ Not Known

9. Does the system have a compressor/aerator? ☐ Yes ☐ No ☐ Not Known

a. If yes, where is it located? _____

b. If yes, is it in working order? ☐ Yes ☐ No ☐ Not Known