



## PROPERTY DISCLOSURE (ADDENDUM)

As provided in section 1455, Paragraph 27, of the Louisiana Real Estate Licensing Law, R.S. 1950, Title 37, Chapter 17, an Agent/Broker is obligated to disclose to any PURCHASER (S), any known material defects regarding the condition of real estate of which Agent/Broker has knowledge. Agent/Broker hereby states that he/she is not an engineer nor inspector and makes no representation as to what does/does not constitute a material defect. SELLER (S), for his or her own protection, is asked to disclose all conditions that exist in/on the real estate. PURCHASER (S) may have certain rights under the provisions of Louisiana law regarding undisclosed or hidden defects in the subject property. SELLER (S) discloses the following information with the knowledge that prospective buyers rely on such information when deciding whether, and upon what terms, to purchase the property. SELLER (S) hereby authorizes Agent/Broker to provide a copy of this statement to person or entity in connection with any actual or anticipated sale of the property.

PROPERTY ADDRESS: \_\_\_\_\_

**SELLER (S) ARE ASKED TO ANSWER EACH OF THE FOLLOWING QUESTIONS TO THE BEST OF THEIR KNOWLEDGE.**

**IF ANY ANSWER IS "YES," PLEASE EXPLAIN IN THE AREA PROVIDED BELOW. USE AN ADDITIONAL SHEET FOR FURTHER EXPLANATIONS IF NECESSARY**

		YES	NO	UNKNOWN
1. Seller(s) elect to sell property "As Is" with full waiver of redhibition rights in act of sale as per L.A.C.C. Art. 2520 et seq. as per attached "As Is" Addendum	1.	<input type="checkbox"/>	<input type="checkbox"/>	
2. Is there a Homestead Exemption in effect?	2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Has the property had any prior or pending insurance claims?	3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Do you know of any defects in the Title to the property?	4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Has property ever had termites or other wood destroying organisms?	5.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Is it presently under termite contract? Company _____ Exp. Date _____		a. <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the termite contract transferable?		b. <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Structures not covered by contract: _____				
6. Has the property ever incurred fire damage?	6.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. What is the flood zone classification?	7.	_____		
8. Has any flooding, other water intrusion, accumulation, or drainage problems occurred with respect to the land or buildings?	8.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Are there, or have there ever been, any signs of mold in or on the property?	9.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Has the property experienced any moisture problems, or roof/ plumbing leaks?	10.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Does the property have any water stains on flooring, walls, ceilings?	11.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Have any additions or alterations been made to the property?	12.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. If additions or alterations were made, was a building permit obtained?	13.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Do you know of any servitude or encroachments regarding the property other than typical and customary utility servitudes that would affect the use of this property?	14.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Does the property and its present usage conflict with current zoning, building and safety restrictions or ordinances?	15.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Do you know of any defects in or repairs made to (check all those that apply)?	16.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> roof, <input type="checkbox"/> foundation, <input type="checkbox"/> wall and roof structure, <input type="checkbox"/> flooring and sub-flooring, <input type="checkbox"/> electrical systems,				
<input type="checkbox"/> heat/ air-conditioning systems, <input type="checkbox"/> plumbing systems, <input type="checkbox"/> septic systems, <input type="checkbox"/> pool equipment/ spa,				
<input type="checkbox"/> water softeners, <input type="checkbox"/> well pumps, <input type="checkbox"/> security systems, <input type="checkbox"/> intercoms, <input type="checkbox"/> private treatment plant, <input type="checkbox"/> appliances,				
<input type="checkbox"/> hot water heater(s), <input type="checkbox"/> other _____				
17. If an alarm system exists, does Seller(s) own equipment? If no, who has ownership? _____	17.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Is the sewerage system public, community, or private?	18.	_____		
19. Is the water source or service public, community, or private?	19.	_____		
20. Is gas service available to the property/structure?	20.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. If yes, what type? <input type="checkbox"/> Butane <input type="checkbox"/> Natural				
21. If a fireplace exists, <input type="checkbox"/> working <input type="checkbox"/> not working, what type is it (i.e.- gas, wood, vented, ventless, electric, etc.)?	21.	_____		
22. Does the property contain landscape sprinklers that are, or have been, aimed at the exterior of any of the structures on the property?	22.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23. Does the property contain exterior insulation and finish system (EIFS) or other synthetic stucco?	23.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24. When were the heating/ cooling/ ventilating systems last serviced/repaired? Disclose any problems and/or repairs made. What is the approximate age of unit(s)? _____	24.	_____		
25. What is the approximate age of the roof(s)? _____ What type of roof materials were used?	25.	_____		
26. What is the approximate age of the principal structure? (If built prior to 1978, you are obligated to complete the "Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards Addendum".)	26.	_____		
27. Do you know of any potential environmental hazards including, but not limited to, asbestos, formaldehyde, radon gas, chemical storage tanks, contaminated soil or water, hazardous waste, nuclear sources, mold, electromagnetic fields or other substances, materials, products or conditions in or on the property?	27.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28. Are you aware of any existing or contemplated litigation involving this property?	28.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29. Are there any other conditions, problems or defects in or around the property?	29.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30. Are there any current or pending assessments, dues, liens or taxes owed on the property?	30.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. To the best of your knowledge, is the property in a wetland?	31.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Is a determination pending?		a. <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. If pending, what was the date the determination was requested?		b. _____		
c. Has any part of the property been determined to be a wetland by the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act?		c. <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If any part of the property has been classified as wetlands, a copy of the determination issued by the Corps is attached and becomes part of this Property Disclosure (Addendum). The U.S. Army Corps of Engineers has commenced active enforcement of Section 404 of the Clean Water Act. Under this federal law, designed to protect the wetlands of the United States, certain permit requirements must be met for altering or building upon property that is determined to be wetlands as defined by the Corps. PURCHASER or SELLER may be charged by the Corps for making the determination.)A determination that a property is wetlands may result in additional fees and charges for a Section 404 permit.

See attached additional explanations.

This is a Corporate/Repossessed or Succession property with absentee ownership and no statement of condition is being made.

The statements herein are those of the SELLER (S) and not the Agent/Broker. SELLER (S) shall indemnify Agent/Broker against all liability, loss and expense, including reasonable attorney's fees and court cost, that Agent/Broker might incur as a result of any claim or suit against Agent/Broker by any person for any errors, omissions and misrepresentation in the disclosure of the condition of property by the SELLER (S).

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. THIS DOCUMENT IS HEREBY MADE A PART OF THE LISTING AGREEMENT FOR SUBJECT PROPERTY DATED \_\_\_\_\_.

SELLER (SIGN & PRINT) \_\_\_\_\_ DATE: \_\_\_\_\_

SELLER (SIGN & PRINT) \_\_\_\_\_ DATE: \_\_\_\_\_

Signature lines below are to be used in executing THE AGREEMENT to PURCHASE OR SELL. BY SIGNING BELOW, THIS DOCUMENT IS MADE A PART OF THE AGREEMENT TO PURCHASE OR SELL FOR SUBJECT PROPERTY DATED \_\_\_\_\_.

**PURCHASER (S) acknowledges that they have read the above information.**

PURCHASER (SIGN & PRINT) \_\_\_\_\_ DATE: \_\_\_\_\_

PURCHASER (SIGN & PRINT) \_\_\_\_\_ DATE: \_\_\_\_\_

**SELLER (S) acknowledges information contained herein is current as of this date.**

SELLER (SIGN & PRINT) \_\_\_\_\_ DATE: \_\_\_\_\_

SELLER (SIGN & PRINT) \_\_\_\_\_ DATE: \_\_\_\_\_