

Exclusive Right to Sell Listing Agreement

The undersigned Owner(s) exclusively lists and places with the undersigned Real Estate Broker (hereinafter referred to as "Broker") for sale or lease as indicated, upon the terms as indicated, the real estate municipally described as:

Address: _____ City: _____ State: _____ Zip: _____

Legal Description: _____

Including all buildings, components, and fixtures, except those specifically noted in writing, located on the property as of the listing date.

Definitions

"Owner" shall mean all owners. "Purchase" "sale" and "sold" shall refer to any sale, lease, exchange or transfer of ownership or interest in the property. "Purchaser" shall mean any buyer, lessee, or exchange recipient.

Owner(s): _____

Mailing address: _____

Phone number(s): _____

List Price: _____ Listing Beginning Date: _____ Listing Ending Date: _____ this agreement will remain in effect with the listing Broker through the listing ending date, unless a purchase agreement is in effect and until the sale is closed.

Broker's Compensation

Seller agrees to pay to the Principal Broker a brokerage fee of _____ % of the selling price when earned and in no event later than the time of closing if a purchase offer is accepted by the Seller during the above listing period or any extension thereof. Seller and Principal Broker further agree that if subject property is sold, exchanged, conveyed or contracted to be sold, exchanged or conveyed to anyone during said listing period the Principal Broker shall be entitled to the aforementioned brokerage commission. Seller agrees to allow Principal Broker to compensate any MY State MLS member broker(s) who may participate in the sale of the Property. Seller hereby authorizes the Principal Broker to offer the following compensation to be a portion of the agreed upon commission or other compensation:

_____ % commission to a Buyer's agent _____ % commission to a Broker's agent
_____ % commission to a sub-agent

Procuring Cause (When a broker's commission is earned)

1. The property is contracted to be purchased or leased, at the listing price or any other price agreeable to the owner, during the term of this agreement or any extensions thereof, regardless of who negotiated the agreement, or the identity of the purchaser with whom the agreement is reached;
2. The Broker produces a signed offer from a party ready, willing, and able to purchase, on the terms herein described, even if Owner(s) rejects the offer;

3. The property is sold or exchanged by Seller within a period of _____ days (Broker Protection Period) following the term or the cancellation of this Contract or any extensions thereof to anyone to whom the property was presented during the term of this Contract. However, this provision shall not apply if Seller has entered into a valid written listing agreement with another licensed real estate broker during the protection period.

Owner agrees to:

1. Provide complete information to Broker regarding the ownership of the property. Owner represents, to the best knowledge of Owner, the Owner named above is/are the sole entities currently having an ownership interest in the property;
2. Provide such other information regarding the property as Broker may reasonably request. This includes but is not limited to tax assessments and charges, current or pending liens or assessments, and knowledge of hidden defects. Owner represents that, to Owner's knowledge, there are no undisclosed defects in the property, and that the title is good, valid, merchantable and qualifies for title insurance, containing only normal and usual exceptions, such as those relating to public utility servitudes and restrictions and/or homeowner's association covenants;
3. Cooperate fully and not to obstruct the sale of the property during the term of this agreement. 4. Immediately refer to Owner's Designated Agent all prospective purchasers or brokers/agents who contact Owner for any reason and to provide Owner's Designated Agent with their names and addresses.

Additional Stipulations:

1. This listing will be filed with LA State MLS to be referred to its members, so that such members may procure or attempt to procure a purchaser for the property, and Broker is further authorized to provide timely notice of status changes of the listing to the LA State MLS and to provide sales information, including selling price, to the MLS upon sale of the property.
2. After _____ days from the listing beginning date, Broker agrees to cancel this contract within 10 days of Owner's written request.
3. Broker is authorized to accept a deposit on the property and owner acknowledges that in the event of a disputed deposit the Broker will deal with the disputed funds in accordance with Louisiana Real Estate Commission requirements at the time that the dispute becomes known to Broker.
4. Broker is authorized to instruct the closing notary to withhold and disburse, from the Owner's funds at closing, the compensation due Broker.
5. In the event that the property is leased or rented to the ultimate Purchaser, the Broker Protection Period shall extend to _____ days following the termination of the lease or rental period.
6. Should Broker file suit for non-payment of commission, Broker shall also be entitled to recover reasonable attorney fees and costs from Owner, including the reasonable charges of experts.
7. This agreement is binding upon the heirs, successors, and assigns of Owner and Broker.
8. Broker is authorized to provide copies of the Property Condition Disclosure form and the LA State MLS Property Data Sheet to interested parties, and Broker is held harmless and indemnified by Owner for any misrepresentations therein.
9. The property will be offered, shown, and made available in accordance with the Federal Fair Housing Law.
10. This agreement may be signed in counterparts, and each counterpart will be considered an original, but all of which, when taken together shall constitute one instrument. The transmission or receipt of a facsimile (fax) or other electronic transmission of this agreement shall have the same effect as a paper documentation and manual signatures and initials.

11. Additional provisions: _____

Agency Disclosure

Broker designates _____ as the Seller's Designated Agent(s), the only legal agent(s) of the Owner. Owner is advised that all potential purchasers will be represented by the Agent with whom they are working, regardless of their brokerage affiliation. Owner is advised to refrain from discussing the terms upon which Owner might sell or Owner's motivation for selling with anyone other than the Designated Agent(s). Broker reserves the right to name additional Designated Agents when, in Brokers discretion, it is necessary. Owner recognizes that the Designated Agent will attempt to interest Purchaser clients in the property, and that this will, with subsequent written consent of Purchaser and Owner, constitute "Disclosed Dual Agency."

Owner represents that the property was built before 1978? ___Yes ___No ___Unknown. If yes or unknown, provide Lead Based Paint Disclosure.

Broker is authorized to:

Advertise property including Internet: _____Yes _____No

Place For Sale sign on property: _____Yes _____No.

Place keysafe on property: ___Yes ___No and holds Broker and Associates harmless from any responsibility or liability in connection therewith.

If the Broker participates in Internet Data Exchange (which allows LA State MLS Brokers to publish listings of other MLS Participants on their websites), owner authorizes all LA State MLS Brokers who participate in Internet Data Exchange to publish their property on the Broker's websites: _____Yes _____No.

Owner acknowledges receipt of a copy of this contract, attachments/addendums thereto, and the Agency Disclosure form.

Company: _____

Address: _____

By: _____

Owner's Signature Date Signed

Owner's Signature Date Signed

DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY**This document serves three purposes:**

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency. '
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) _____

(Insert name(s) of licensee(s) undertaking dual representation)

and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as _____

(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

Buyer or Lessee

Date

Buyer or Lessee

Date

Licensee

Date

Seller or Lessor

Date

Seller or Lessor

Date

Licensee

Date

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 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 purchaser 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 TWO: 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

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) What is the approximate age of the roof of each structure?

Main structure _____ Other structures _____

(16) 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

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

(18) 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 _____

(19) 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

(20) 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

(21) 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

Y = YES N= NO NK = NO KNOWLEDGE

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.

(22) Are there any defects with the electrical system? **Y** **N** **NK**

(23) Are there any defects with the heating or cooling systems? **Y** **N** **NK**

Unit 1 Unit 2 Unit 3

(24) What type of cooling system is installed? Central Window unit Other (a) Source: Electric Gas Heat pump Other Unit 1 Unit 2 Unit 3

(25) What type of heating system is installed? Central Window unit Other (a) Source: Electric Gas Heat pump Other Unit 1 Unit 2 Unit 3

(26) If a fireplace exists, is it working? **Y** **N** **NK**

(a) What type is it? Gas Wood Vented Ventless Electric Other

(27) Are there any defects in any permanently installed or built-in appliances? **Y** **N** **NK**

(28) 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

(29) 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

(30) 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

(31) Does the property and its present usage conflict with current zoning, building, and/or safety restrictions?

Y N NK

(32) 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.

(33) Are the streets accessing the property Private Public ?

NK

(34) 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

(35) Is there a homestead exemption in effect?

Y N NK

(36) Is there high speed Internet access available to the property?

Y N NK

(37) Is there any pending litigation regarding the property?

Y N NK

Louisiana State Form

(38) 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 | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK | Formaldehyde | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK |
| Radon gas | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK | Chemical storage tanks | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK |
| Contaminated soil | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK | Contaminated water | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK |
| Hazardous waste | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK | Toxic Mold | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK |
| Mold/Mildew | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK | Pets | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK |
| Electromagnetic fields | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK | Crystal meth exposure | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK |
| Contaminated drywall/sheetrock | | | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK |
| Other adverse materials or conditions | | | <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> NK |

Question Number	Explanation of "Yes" answers	<input type="checkbox"/> Additional sheet is attached

(39) Was SELLER (or previous owner) a recipient of a Road Home grant? Y N NK

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 _____

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

Buyer (sign) _____ (print) _____ Date _____ Time _____
 Buyer (sign) _____ (print) _____ Date _____ Time _____

Louisiana State Form

Residential Data Input Form

MLS NUMBER _____ LIST PRICE \$ _____ STATUS _____
 MUNICIPAL AD _____ ZIP CODE _____ UNIT# _____ COMMUNITY _____ SALE RENT _____
 SUBDIVISION _____ SUBDIVISION GATED YES NO AREA-Z _____ AREA-Y _____
 LEGAL _____ PARISH _____ STATE _____ LOT SIZE _____

TYPE OF LISTING

LISTING TYPE _____ LIST OF SERVICES: NOTACPO NOTASO NOTAAPT NOTASCO NOTNEGS ASP

TYPE HOME: SINGLE TOWN PATIO **CONSTRUCTION** BRICKVN ALUMSID ASBEST CEDAR EIFS
ACRES
 MOBILE CAMP MANUFAC CONDO LOG STONE VINSID WOODFRM BRIKFRM OTHER
 TENANT NONE MODULAR BLOCK METAL STUCCO CONCRETE CURTWAL

FOUNDATION: SLAB PIERBM **MBR DESCRIPTION:** REMOTE DOWN DRESSRM
 SUITE EFFICY WALKIN **TOTAL**
BEDROOMS

LOT DESCRIPT: GOLF RETAINW **BATH DESCRIPTION:** **FULL BATHS:**
 POND BAYOU DBL-LAV GARDTUB HOLLYWD TUB
 LAKVIEW LAKFRNT STMSHR STALSHR WRLPOOL TUBSHR
HALF BATHS:

YR BUILT: **BUILDING** **CONDITION** **PARKING** **TYPE** CARPORT **LOCATION** ATTACH SLAB **STORIES**
 EST NEW REMOD EXIST GARAGE DETACH REARSID
 HISTORC UNCONST NOCOVER RV OVERSZD
 SHELL EST

DINING: SEPARAT KIT - DIN LIV - DIN **FIREPLACE: DESCRIPTION:** WOODBRN GASSTRT DECOR
 BREKFST EAT - KIT BREKBAR GASLOG HETLATR STOVEWB
SQFT HEATED:

STORAGE: ATTIC BARN BOATHSE **FLOORING:** VINYL WOOD WWCRP PARQT
 SHED INSIDE OUTSIDE WRKSHOP 2 SLATE BRICK CERAMIC MARBLE RUGS
NO. CEILING FANS:

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ROOMS:	<input type="checkbox"/> DEN <input type="checkbox"/> GAME	INTERIOR	<input type="checkbox"/> ATTCFAN <input type="checkbox"/> CATHCEL <input type="checkbox"/> INTRCOM	WINDOW COVERING:	<input type="checkbox"/> ALLREM <input type="checkbox"/> SOMREM <input type="checkbox"/> NONE
	<input type="checkbox"/> GARDEN <input type="checkbox"/> LIBRAR <input type="checkbox"/> LIVING		<input type="checkbox"/> BURGBAR <input type="checkbox"/> CENTVAC		
	<input type="checkbox"/> DARK <input type="checkbox"/> EXRCIS <input type="checkbox"/> MUD		<input type="checkbox"/> SAUNA <input type="checkbox"/> SECSYS <input type="checkbox"/> SKYLITE		
	<input type="checkbox"/> UTLROOM <input type="checkbox"/> BATH		<input type="checkbox"/> SMOKDET <input type="checkbox"/> WTRSOFT	WASHDRY LOC	
	<input type="checkbox"/> CMPNOOK <input type="checkbox"/> HEARTH <input type="checkbox"/> STUDY		<input type="checkbox"/> DOOROPN <input type="checkbox"/> DROPSTR		<input type="checkbox"/> CARPORT <input type="checkbox"/> CLOSET <input type="checkbox"/> GARAGE
			<input type="checkbox"/> TRAYCEL <input type="checkbox"/> VAULTED		<input type="checkbox"/> KITCHEN <input type="checkbox"/> REMARKS <input type="checkbox"/> NONE
			<input type="checkbox"/> WHLCHR <input type="checkbox"/> WETBAR		

REMARKS:
LISTING OFFICE INFORMATION

(R) BROKER CODE	(R) COMPENSATION	(R) BROKER'S PHONE
<input type="text"/>	<input type="text"/>	<input type="text"/>

(R) LIST ASSOCIATE NAME:	(R) PUBLIC I.D	(R) ASSOCIATE'S PHONE
<input type="text"/>	<input type="text"/>	<input type="text"/>

CO - LIST ASSOCIATE NAME:	CO - LIST ASSOCIATE PHONE #:	CO - LIST PUBLIC I.D.:	CO - LIST EMAIL:
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

(R) INTERNET	<input type="checkbox"/> YES <input type="checkbox"/> NO	IDX	<input type="checkbox"/> YES <input type="checkbox"/> NO	AGENT EMAIL	<input type="text"/>
VOW	<input type="checkbox"/> YES <input type="checkbox"/> NO	VIRTUAL TOUR	<input type="text"/>		

AGENT REMARKS:
UTILITIES
APPLIANCES OFFERED

(R) WATER:	<input type="checkbox"/> CITY <input type="checkbox"/> COMMUN <input type="checkbox"/> PRIVATE	COOKTOP FUEL:	TYPE	DISHWASHER:
	<input type="checkbox"/> WELL <input type="checkbox"/> NONE	<input type="checkbox"/> ELEC <input type="checkbox"/> GAS	<input type="checkbox"/> SEPARAT <input type="checkbox"/> RANGOVN	<input type="checkbox"/> BUILTIN <input type="checkbox"/> PORT

(R) SEWER:	<input type="checkbox"/> CITY <input type="checkbox"/> COMMUN <input type="checkbox"/> PRIVATE <input type="checkbox"/> UNKNOWN	OVEN FUEL:	TYPE:	MICROWAVE:
	<input type="checkbox"/> JETSPRY <input type="checkbox"/> OXIDATN <input type="checkbox"/> NONE <input type="checkbox"/> SEPTNK	<input type="checkbox"/> ELEC <input type="checkbox"/> GAS	<input type="checkbox"/> SEPARAT <input type="checkbox"/> DBLOVEN <input type="checkbox"/> RANGOVN <input type="checkbox"/> WRMDRWR	<input type="checkbox"/> BUILTIN <input type="checkbox"/> PORT

(R) HEATING:	<input type="checkbox"/> CENTRAL <input type="checkbox"/> FLRFURN <input type="checkbox"/> SPACE	FUEL:	MISC APPLIANCE:	COMPACTOR:	<input type="checkbox"/> BUILTIN <input type="checkbox"/> PORT
	<input type="checkbox"/> PANEL <input type="checkbox"/> WALLUNT <input type="checkbox"/> WINDUNT <input type="checkbox"/> NONE	<input type="checkbox"/> GAS	<input type="checkbox"/> JENNAIR <input type="checkbox"/> GRILL <input type="checkbox"/> FRIGREM <input type="checkbox"/> HRDSRFC		
	<input type="checkbox"/> CENTUNT <input type="checkbox"/> FA <input type="checkbox"/> OFF		<input type="checkbox"/> BLTFRIG <input type="checkbox"/> FOODPRC <input type="checkbox"/> PANTRY <input type="checkbox"/> SMHTPTOP		
(R) COOL:	<input type="checkbox"/> CENTRAL <input type="checkbox"/> WINDUNT	FUEL:	<input type="checkbox"/> EXHASFN <input type="checkbox"/> WALLUNT <input type="checkbox"/> NONE		
	<input type="checkbox"/> ATTCFAN <input type="checkbox"/> EXHOOD <input type="checkbox"/> WINEFR <input type="checkbox"/> ICEMKR	<input type="checkbox"/> GAS			DISPOSAL: <input type="checkbox"/> Y (YES)
	<input type="checkbox"/> FA <input type="checkbox"/> EVP <input type="checkbox"/> ZON				

ADDITIONAL FEATURES

FENCE TYPE: BOARD BARBWIR CHAIN WIRE FULL MIXED PARTIAL RAIL DOGRUN NONE PRIVATE XFECE SECGATE SMTHWIR POORCND WRGTIRN
(R) POOL: Y N **DESCRIPTION:** COCKTL THERPTC ABVGRND INGRND SALTWTR COMUNTY SAUNA PRVT
PATIO: COVERED PARTIAL NOCOVER

ENERGY FEATURES: ENRFFIC HETPUMP PWRVNTS STATELC STRMDOR STRMWND ZONEAIR DEHUMID HUMIDFY INSLDOR INSLWND SOLRPWR INLNHWH BLTGEN
MISC EXTRLGT GASGRIL PLAYHSE SPRNKSY PAVDRIV HOTTUB GRNHSE PORCH SCRNPOR WHLCHR
DECK: COVERED NOCOVER PARTIAL
(R) ELECTRIC CO:

SCHOOL DISTRICT:

OTHER INFORMATION

OWNER NAME: **(R) OCCUPIED BY:** OWNER TENANT VACAN **(R) LIST DATE:**
HOA FEES **HOA** **POSSESSION:** TBA CLOSING IMMED COMPLET **(R) EXPIRATION DATE**

HOMESTEAD EXEMPTION: YES NO **(R) WARRANTY:** SELLER AVAIL NONE

FINANCE INFORMATION

(R) MORTGAGE 1ST ASSUMABLE: YES NO Y/N QUAL Y/W QUAL **TYPE:** YES NO **MORTGAGE 2ND ASSUMABLE:** YES NO **CASH TO ASSUME**
MORTGAGE 1ST BALANCE: **MORTGAGE 1ST LOAN TYPE:** ARM FIX GPM **OWNER FINANCING** Y N
1ST RATE: % **MORTGAGE 1ST TYPE:** CONV VA FHA PRIVATE NONE **DOWN PAYMENT \$**

