PROPERTY DISCLOSURE EXEMPTION FORM

In accordance with LSA-R.S. 9:3196-3200, a SELLER of residential real property must furnish BUYERS with a Property Disclosure Document. A complete copy of these statutes can be found at http://www.legis.la.gov/. 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.gov.

WHO IS REQUIRED TO MAKE DISCLOSURE? ALL SELLERS are required to make written disclosure of known defects* regarding a property being transferred. 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:

CHECK ALL THAT APPLY

1.	Transfers ordered by a court, including but not limited to a transfer ordered by a court in the administration of an estate, a transfer pursuant to a writ of execution, a transfer by any foreclosure sale, a transfer by a trustee in bankruptcy, a transfer by eminent domain, and any transfer resulting from a decree of specific performance.
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 residential real property at a sale conducted pursuant to a power of sale under a mortgage or a sale pursuant to decree of foreclosure, or who has acquired the residential property by a 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 newly constructed residential real property, which has never been occupied.
6.	Transfers from one or more co-owners solely to one or more of the remaining co-owners.
7.	Transfers from the succession executor or administrator pursuant to testate or intestate succession.
8.	Transfers of residential real property that will be converted by the BUYER into a use other than residential use.
9.	Transfers of residential real property to a spouse or relative in the line of consanguinity (blood line).
10.	Transfers between spouses resulting from a judgment of divorce or a judgment of separate maintenance or from a property settlement agreement incidental to such a judgment.
11.	Transfers or exchanges to or from any governmental entity.
12.	Transfers from an entity that has acquired title or assignment of a real estate contract to a piece of residential real property to assist the prior owner in relocating, as long as the entity makes available to the BUYER a copy of the property disclosure statement, any inspection reports if any furnished to the entity by the prior owner, or both.
13.	Transfers to an inter vivos trust.
14.	Acts that, without additional consideration and without changing ownership or ownership interest, confirm, correct, modify, or supplement a deed or conveyance previously recorded.
15.	NONE OF THE EXEMPTIONS ABOVE APPLY TO THE SELLER(S).

PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP)

- * Known defect or 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 property.
 - (c) If not repaired, removed, or replaced, significantly shortens the expected normal life of the property.

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	-(.K	ROX

	SELLER claims that he/she is exempt from filling out the Property Disclosure Document and declares that SELLER has no knowledge of known defects to the property.							
OR								
	is Exemption page. SELLER dordingly, SELLER will complete th			S				
SELLER (sign)	(print)	Date	Time					
SELLER (sign)	(print)	Date	Time					
SELLER (sign)	(print)	Date	Time	_				
SELLER (sign)	(print)	Date	Time					
Received by:								
BUYER (sign)	(print)	Date	Time					
BUYER (sign)	(print)	Date	Time					
BUYER (sign)	(print)	Date	Time					
BUYER (sign)	(print)	Date	Time					

PROPERTY DISCLOSURE DOCUMENT

In accordance with LSA-R.S. 9:3196-3200, a SELLER of residential real property must furnish BUYERS with a Property Disclosure Document. A complete copy of these statutes can be found at www.legis.la.gov. 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.gov.

RIGHTS OF BUYER AND CONSEQUENCES FOR FAILURE TO DISCLOSE: If the Property Disclosure Document is delivered after the BUYER makes an offer, the BUYER 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 be without penalty to the BUYER and any deposit or earnest money must be promptly returned to the BUYER (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. 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 licensee has actual knowledge of the error, inaccuracy, or omission by the SELLER.

KEY DEFINITIONS:

- Residential real property or 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 or 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 property.
 - (c) If not repaired, removed, or replaced, significantly shortens the expected normal life of the property.

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 BUYER.
- The Property Disclosure Document may not be used as a substitute for any inspections or warranties that the BUYERS or SELLER may obtain.
- Nothing in this law precludes the rights or duties of a BUYER to inspect the physical condition of the property.
- The SELLER shall not be liable for any error, inaccuracy, or omission, of any information required to be delivered to the BUYERS if the error, inaccuracy, or omission, was not a willful misrepresentation, according to the best of the SELLER's information, knowledge and belief or was based on information provided by a public body or another person with a professional license or special knowledge, who provided a written or oral report or opinion that the SELLER reasonably believed to be correct and which was transmitted by the SELLER to the BUYER.

BUYER'S Initials:	BUYER'S Initials:	SELLER'S Initials:	SELLER'S Initials:
BUYER'S Initials:	BUYER'S Initials:	SELLER'S Initials:	SELLER'S Initials:

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PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP)

The following representations are made by the SELLER and **NOT** by any real estate licensee. It is not a substitute for any inspections or professional advice the BUYER may wish to obtain. The following information is based only upon the SELLER's actual knowledge of the property. The SELLER can only disclose what the SELLER actually knows. The SELLER may not know about all material or significant items affecting the property.

Y = Yes N = No NK = No Knowledge

		SE	CTION 1: LAND			
(1)	What is the len	gth of ownership of the prope	rty by the SELLER?			=
(2)	Lot size or acre	es				
(3)		of any servitudes/encroachm t would affect the use of the p		/, other than typical/cus	stomary utilit	ty
(4)	Are you aware Timber rights Right of ingres Right of way Right of access Servitude of pa Servitude of dr	□ Y s □ Y assage □ Y	? Check all that apply and N N N N N N N N N N N N N N N N N N	explain at the end of the Common driveway Mineral rights Surface rights Air rights Usufruct Other	is section.	N N N N
(5)		f the property been determine Engineers under §404 of the		nation as a wetland by	_	States
If yes,	documentation	n shall be attached and beco	ome a part of this Propert	y Disclosure Docume	ent.	
require Corps determ	ements for alterir may assess a fe	is a federal law that protects the gor building on property that see to the SELLER or BUYER of may result in additional costs to Explanation of "Yes" answer	has been determined a we of a property for this determined a Section 404 permit.	etland by the Army Cor nination. A property tha	ps of Engine	
S	SECTION 2:	TERMITES, WOOD	D-DESTROYING IN	SECTS AND O	RGANIS	MS
(6)	(a) during the ti(b) prior to the ti(c) Was there a	ty ever had termites or other was the SELLER owned the patime the SELLER owned the pany damage to the property? mage repaired?	roperty?		□ Y □ N □ Y □ N □ Y	
BUYE	R'S Initials:	BUYER'S Initials:	SELLER'S Initials:	SELLER'S In	itials:	
BUYER	R'S Initials:	BUYER'S Initials:	SELLER'S Initials:	SELLER'S Ir	nitials:	

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PROPE	ERTY DESCRIP	TION (ADD	RESS, CIT	Y, STATE ZI	P)					
(7)	If the property i	s currently u	under a ter	mite contract	provide the fo	ollowing:				
	(a) Name of co	ompany								
	(b) Date contra	act expires _								
	(c) List any str	uctures not	covered by	y contract						
Questic	on Number	Explanatio	n of "Yes"	answers [☐ Additional s	heet is attached				
			SEC	CTION 3:	STRUCT	URE(S)				
(8)	What is the app	oroximate a	ge of all str	ructures on pr	operty?	Main structure Other structure	e res			
(9)	Have there bee time the SELLE If yes, were the	R owned th	e property	?		_		□ Y	□ N	
(10)	or alterations? What is the app	oroximate aç	ge of the ro	oof of each st	ructure?	Main structure				
						Other structur	es			
(11)	section. Roof Interio Floor Attics Porch	or walls spaces nes s/Stairways	Y	N N N N N N	ng? Check all	that apply and if Irrigation syste Ceilings Exterior walls Foundation Basement Overhangs Railings	m	N	end of t	his
	Wind		Y	N N		Spa Patios Other	· · · · · · · · · · · · · · · ·	□ N □ N		
(12)	Has there ever damage, exclude					nited to, fire, wind	, hail, ligh	tning, or	other pro	operty
	(a) during the t (b) prior to the If yes, detail all	time the SE	LLER own	ed the proper	rty?	e end of this sec	tion.	□ Y □ Y	□ N □ N	□NK
(13)	Has there beer	any founda	ation repair	?						
	(a) during the(b) prior to the(c) Is there a(d) If yes, pro	e time the S transferable	ELLER ow warranty	ned the propeavailable?	erty?			□ Y □ Y □ Y	□ N □ N □ N	□ NK
BUYEF	R'S Initials:	BUYE	R'S Initials	s:	SELLER'S I	nitials:	SELLER'S	Initials:		
BUYEF	R'S Initials:	BUYE	R'S Initial	s:	SELLER'S I	nitials:	SELLER'S	Initials:		

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PROPI	ERTY DESCRIPT	TION (ADDRESS, CITY, STATE	E ZIP)			_
(14)		ty contain exterior insulation ar	nd finish system (EIFS)	_		
Questi	or other synthet on Number	c stucco? Explanation of "Yes" answers	☐ Additional sheet is attac	∟ Y ched	∐ N ∐	NK
						_
						_
		ete and provide the " Disclo cluded with this property disc			Paint Haza	rd
	SE	CTION 4: PLUMBIN	G, WATER, GAS, AI	ND SEWAGE		
(15)	(a) during th	of any defects with the plumbing the time the SELLER owned the the time the SELLER owned the	property?	□ Y □ Y	□ N □ N	IK
(16)	(a) during t(b) prior to	nown defects with the water pip the time the SELLER owned the the time the SELLER owned th ter is supplied by:	property?	□ Y □ Y	□ N □ N □ N	IK
	(d) How ma (e) If there	icipality Private utility On any private wells service the pri are private wells, when was the aware of any polybutylene pipi	mary residence only?e water last tested? Date	well system	□ N □ N	IK
(17)	(a) If yes, w (b) If yes, a	vice available to the property? /hat type?	•	□ Y □ Y	□ N □ N	IK
(18)	(a) during t	nown defects with any water he he time the SELLER owned the the time the SELLER owned th	property?	□ Y □ Y	□ N □ N □ N	IK
(19)	(a) How ma	ervice is supplied by: Municany private sewer systems serveroperty serviced by a pump gringer.	ice the primary residence onl	☐ Other ly? Y	N □ N	_ IK
Questi	on Number	Explanation of "Yes" answers	☐ Additional sheet is attac	ched		
						_
						_
						_
commu	unity sewerage sy	a private water/sewerage disc vstem (i.e., any sewerage syst ated by the Louisiana Departmo	em which serves multiple he			
RIIVE	2'S Initials:	BUYER'S Initials:	SELLER'S Initials	SELLED'S Initials:		
		BUYER'S Initials:				

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	SECTION	5: ELECTRICAL, H	HEATING AND COOL	ING, APPLIAI	NCES	
(20)	(a) during the time the(b) prior to the time	on defects with the electrical he SELLER owned the prope the SELLER owned the prop f any aluminum wiring in the	erty? verty?	_	Y	I 🔲 NI
(21)	(a) during the time t	n defects with the heating o he SELLER owned the prop	erty?		Y 🔲 I	
\	`	the SELLER owned the prop	perty?	□'	Y 🗌 N	I 🗌 NI
(22)	If a fireplace(s) exis	sts, is it working?			Y 🗌 N	I 🗌 NI
(23)	Are there any know	n defects in any permanentl	y installed or built-in appliance	s?		
		he SELLER owned the proportion the SELLER owned the prop			Y	
(24)	(a) None	ity system is installed? (chec ☐ Security Alarm ☐ F ecurity systems ☐ Leased c	ire Audio/Video surveilla	ance		
Ques	stion Number E	Explanation of "Yes" answers	S Additional sheet is attached	ed		
	SECTION 6	6: FLOOD, FLOOD	ASSISTANCE, AND	FLOOD INSUF	RANCI	E
(25)	Has any flooding	, water intrusion, accumulation	on, or drainage problem been	experienced with res	pect to th	ne land:
` ,	(a) during the time	e the SELLER owned the pro			N	
	(b) prior to the tim	ne the SELLER owned the pi	roperty?	□ Y	\square N	□NK
	If yes, indicate	the nature and frequency o	f the defect at the end of this s	ection.		
(26)	Has any structure	e on the property ever floode	d, by rising water, water intrus	ion or otherwise?		
	(a) during the	time the SELLER owned the	property?	□ Y	\square N	
	(b) prior to the	time the SELLER owned the	e property?	ПΥ	\square N	□NK
	• • •		e defect at the end of this secti	on.	_	_
(27)			the property?	What is the source	e and da	te of
		Check all that apply. ☐ Flev	ration Certificate/Date	☐ Other	·/Date	
	☐ FEMA Flood N	Map - https://msc.fema.gov/p	<u>oortal</u>		, Dato	
		oodsmart.gov/flood-map-zor				
BUY	ER'S Initials:	BUYER'S Initials:	SELLER'S Initials:	SELLER'S Initia	ıls:	
RHV	FR'S Initials:	BLIVER'S Initials:	SELLER'S Initials:	SELLER'S Initis	ale.	

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PROPI	ERTY DESCRI	PTION (ADDRESS, CITY, STATE	ZIP)		
(28)	map prepared mandates that	DOD HAZARD AREAS. If the prop I by the Federal Emergency Manag It prospective purchasers be advis Incing. Is the property within a desi	gement Agency, the federal sed that flood insurance m	law (42 U.S.C. § 41 ay be required as a	04a, et seq.),
(29)	Is there flood	insurance on the property? Y	□N		
		PPY OF THE POLICY DECLARAT RTY DISCLOSURE DOCUMENT.		TTACHED AND BEG	COME PART OF
		PRIVATE F	FLOOD INSURANCE		
(30)	Does SELLER	R have a flood elevation certificate	that will be shared with BU\	/ER?	\square Y \square N
(31)	Has the SELL	ER made a private flood insurance	claim for this property?		\square Y \square N \square NK
, ,		as the claim approved?			\square Y \square N \square NK
	(b) If YES, w	hat was the amount received?			
(32)	Did the previo	ous owner make a private flood insu	rance claim for this propert	y?	\square Y \square N \square NK
	(a) If YES, wa	s the claim approved?	N □NK		
	(b) If YES, wh	at was the amount received?			
		NATIONAL FLOOD II	NSURANCE PROGRAM (N	IFIP)	
(33)	Has the SELL	ER made an NFIP claim for this pr	operty?		
	(a) If YES, w	as the claim approved?			\square Y \square N \square NK
	(b) If YES, w	hat was the amount received?			
(34)	Did the previo	ous owner make an NFIP for this pr	operty?		
	(a) If YES, w	as the claim approved?			\square Y \square N \square NK
	(b) If YES, w	hat was the amount received?			
			SASTER ASSISTANCE		
(35)	assistance an federal law, i.e maintain insu by a flood disa	STER INSURANCE. If the SELLE of such assistance was conditioned e., 42 U.S.C. § 5154a, mandates the rance on the property and that if instance, the purchaser may not be elicated in the property and that if instance is such as the purchaser of the purchaser of the purchaser may not be elicated as the purchaser of the purchase of	I upon obtaining and mainta nat prospective purchasers I surance is not maintained a gible for additional Federal	nining flood insurance be advised that they nd the property is the flood disaster assista	e on the property, will be required to ereafter damaged ance. To the best
	(a) If YES, fro	om which federal agency (e.g., FEN	ла, SBA)?		
	(b) If YES, w	hat was the amount received?			
	(c) If YES, w	hat was the purpose of the assistar	nce (e.g., elevation, mitigation	on, restoration)?	
BUYER	R'S Initials:	BUYER'S Initials:	SELLER'S Initials:	SELLER'S Initia	als:
RIIVE	2'S Initials:	BLIVER'S Initials:	SELLER'S Initials:	SELLER'S Initia	ale.

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PROPE	RTY D	ESCRIP	ΓΙΟΝ (ADDRESS, CITY, STA	TE ZIP)			
			Ī	ROAD HOME PROGRAM			
(36)	Was S	ELLER a	recipient of a Road Home gr	ant?		□ Y □	N NK
(37)			owner of the property a recipi e (a) - (c.) below.	ent of a Road Home grant?		□ Y □	N NK
(a)			subject to the Road Home Ded ntain flood insurance on the pr	claration of Covenants Running wi operty?	th the Land or o		rements to
(b)			copy of the Road Home Prognsurance on the property.	ram Declaration of Covenants oth	er requirement	s to obtain	and
(c)	Has SE Agreen		R PREVIOUS OWNER(S) pe	rsonally assumed any terms of the	e Road Home P	rogram Gr	- —
Questic	on Numb	oer	Explanation of "Yes" answers	Additional sheet is attached			
			SECTION	7: MISCELLANEOUS			
(38)		property (estrictive covenants which may pr n or materials to be used in the co		ny o <u>f s</u> truct	
(39)	What is	s the zon ever beer	ing of the property? n zoned for commercial or indu	ustrial?	Y		
(40)			ocated in an historic district?		☐ Y (See attach		□ NK ure)
(41)	-		of any conflict with current usa safety restrictions?	ge of the property and any zoning	J,	N	
(42)	Are you	u aware (of any current governmental lie	ens or taxes owing on the property	/? <u></u> Y	N	
(43)	(COA),	or prope		(HOA), condominium owners' ass required as the result of owning t		N	
	propert (a)	-	/ HOA, COA, or POA dues red	uired?		N	
	()	•	what is the amount? \$	•			
	(b)	•	re any current or pending spe		□ Y	N	□NK
		If yes, v	what is the amount? \$	per			
	(c)		contact information (name, e	-mail or phone number) for HOA,	COA		
owners associ	s' asso ation go	ciations overning	(COA), or property owners	osure regarding homeowners' a' associations (POA) is summa public record and can be obtate property is located.	ary in nature.	The cove	enants and
(44) A	re the s	treets ac	cessing the property		☐ Private	☐ Public	; NK
BUYEF	R'S Initia	ls:	BUYER'S Initials:	SELLER'S Initials:	_ SELLER'S Ini	tials:	
BUYEF	R'S Initia	ls:	BUYER'S Initials:	SELLER'S Initials:	SELLER'S Ini	tials:	

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PRO	PERTY DESCRIP	TION (ADDRESS, C	ITY, STATE	ZIP)					
(45)	Is there a homest	ead exemption in ef	fect?				□ Y	□ N	□NK
(46)	Is there any pend disclosed in this	ling litigation regardi s document?	ng the prope	rty not pr	eviously		□ Y	□ N	□NK
(47)	(a) during the ti	pet ever inhabited t me the SELLER ow ime the SELLER ow	ned the prop	erty?			□ Y □ Y	□ N	□NK
(48)	details at the end Asbestos Radon gas Contaminated so Hazardous waste Mold/Mildew Contaminated dry	il	Y N Y N Y N Y N Y N Y N	NK NK NK NK NK	Formaldehyde Chemical stora Contaminated Toxic Mold Electromagnet Contaminated	age tanks water tic fields	ly and	Y Y Y Y	N
(49)	Is there or has operation on th	there ever been an i e property?	illegal labora	tory for th	ne production o	r manufacturing	of me	thampheta	amine in ☐ N ☐ NK
(50) (51) (52)	Is there a cavity Is there a soluti Are there any s	oreated within a sate on mining injection volar panels on the pare □ Leased □ Own	well within 26 roperty?	640 feet (1/2 mile) of the	property?	operty?	□ Y [□ N □ NK □ N □ NK □ N □ NK
Ques	stion Number	Explanation of "Yes	s" answers□	Additiona	al sheet is attac	ched			
		BUYER'S Initia							

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PROPERTY DISCLOSURE DOCUMENT ACKNOWLEDGEMENTS

All SELLERS are required to make written disclosure of known defects regarding a property being transferred. 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. 9:3196-3200 and have read and understand the informational statement.)

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

SELLER (sign)		(print)	
Date	Time		
SELLER (sign)		(print)	
Date	Time		
SELLER (sign)		(print)	
Date	Time		
SELLER (sign)		(print)	
Date	Time		
BUYER (sign)		(print)_	
	Time		
BUYER (sign)		(print)	
Date	Time		
BUYER (sign)		(print)	
Date	Time		
BUYER (sign)		_(print)	
Date	Time		

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