### Items Remaining with the Property

The undersigned parties hereby acknowledge and agree the following items currently in place on the property located at 3295 Gilcad Rd. Clinton, LA will remain after the closing. No (If no, to be replaced.) Yes Yes No Doorknocker Mail Box Curtains Drapes Sheers Rods Blinds Stained Glass Light Fixtures Ceiling Fan(s) Chandelier Light Switches F/Place Screen Mantle Andirons Gas Logs Wood Rack Microwave Stove Bathroom Mirror Built-in Vac Accessories Bar Stools Refrigerator Outside Storage Building Satellite Dish Plants or Shrubs Swingset Above Ground Pool Pool Equip/Supplies Fountains, Statues BBZ Pit, Equipment Basketball Goal Garage Door Openers Security Alarm Telephone System Anything Else: This list is to be made a part of the purchase and sale agreement dated by and between the Buyer and Seller. Buyer Selling Office: Listing Office: Selling Agent Date Listing Agent Date



## WAIVER of WARRANTY and REDHIBITION RIGHTS ADDENDUM

IN REFERENCE to the Agreement to Purchase and Sell the real property commonly	
referred to as: 3295 Gilead Load Clinton 16.	
dated between (SELLER") and	
("PURCHASER"), the undersigned parties hereby	
agree as follows:	
Providing that Purchaser's inspections, as per the Property Condition/Inspection section on the agreement to purchase and sell referenced above, are satisfactory to Purchaser, Purchaser hereby agrees that THE FOLLOWING STATEMENT WILL BE MADE A PART OF THE ACT OF SALE AND SHALL NOT GO INTO EFFECT UNTIL THE ACT OF SALE.	
It is expressly agreed that the immovable property herein conveyed and all improvements and component parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances, and all other items located hereon are conveyed by Seller and accepted by Purchaser "AS IS, WHERE IS," without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the property for the use intended by the Purchaser, without regard to the presence of apparent or hidden defects and with the Purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by reason of any such defects.	
Purchaser acknowledges and declares that neither the Seller nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which the Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Purchaser has had full, complete and unlimited access to the property herein conveyed for all tests and inspections which Purchaser, in Purchaser's sole discretion, deems sufficiently diligent for the protection of Purchaser's interests.	
Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548, inclusive, and any other applicable state or federal law and the jurisprudence thereunder.	
Purchaser also waives any rights Purchaser may have in redhibition to a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the property hereby conveyed to Purchaser by Seller. By Purchaser's signature, Purchaser expressly acknowledges all such waivers and Purchaser's exercise of Purchaser's right to waive warranty pursuant to Louisiana Civil Code Article 2520 and 2548, inclusive.	
The herein agreement, upon its execution by both Purchaser and Seller, is herewith made an integral part of the aforementioned Agreement to Purchase and Sell.	
PURCHASER DATE/TIME SELLER DATE/TIME	9:00Au
PURCHASER DATE/TIME SELLER DATE/TIME	

# DISCLOSURE OF INFORMATION ON RESIDENTIAL SEWERAGE SYSTEMS/PRIVATE WATER WELLS

3295 Gilead Rd	Clinton	LA 70722
Property Address	City	State Zip
PRIVATE	SEWERAGE SYSTEMS	
<b>SELLER OF RESIDENTIAL REAL ESTATE:</b> Complete treatment does <b>not</b> serve the property described h	this disclosure document if city, nerein.	town, or municipality waste
Improperly treated or partially treated residential environment. Untreated or poorly treated water disease. D.H.H Title 51, Subsection 707 states: "serviceable condition sufficient to ensure compliant to a nuisance or public health hazard."	r contains parasites, bacteria, an 'Individual sewerage systems sha	d viruses that cause serious
HEALTH HAZARDS AND DISEASES  Gastroenteritis – severe inflammation of the intes dehydration.	tines that may cause severe vom	iting and diarrhea leading to
Severe infection – result of contact with untreated	water where there are cuts or abr	asions on the skin.
Hepatitis – serious infection of the liver that can lea	ad to long term illness.	
A residential sewerage treatment system that is not of improperly treated water at the surface. Health West Nile Virus, Encephalitis, and other diseases. penalties under Louisiana law.	n risks also exist from mosquito i	nfestations that may cause
1. Sewerage treatment is supplied by:  ☐ Private Utility ☐ Onsite System ☐ None	□Not Known	
2. If there is an onsite system, is it permitted by the	e Louisiana Department of Health	(LDH)?
You can follow the link to contact your local Parish He <a href="http://ldh.la.gov/index.cfm/page/394">http://ldh.la.gov/index.cfm/page/394</a>	ealth Unit for all of the information be	low.
3. List of Current Installers and Maintenance Provid	lers: http://ldh.la.gov/index.cfm/n	ewsroom/detail/2082
4. If there is an onsite system, it is: ☐ Septic Tank w/field lines ☐ Aerobic Treatme ☐ Not Known	ent Unit Septic tank w/Oxidat	ion Pond
a. Is there more than one system on the pr ☐Yes ☐Not Known	operty, e.g. guest house, outbuild	ings, barns, etc.?
If yes, answer all questions for each system on a so	eparate sheet of paper and attach to	this addendum.
5. What is the approximate age of the system?	(#)	□ Not Known
12/01/21 Seller's Initials	Buyer's Initials:	1 of 3

	_		
	a.	The original permit was issued by on (date). Not Known (Typically, a non-permitted system of any type is illegal, regardless of age or type.)	
	b.	The system was last inspected byonononon	(date).
	c.	Is an inspection report attached? Yes No	
	d.	Has the health department inspected the system?	
	e.	If yes, on what date was the inspection?	_(date).
6.	The	e system was last pumped out when?	(date).
7.		he system an <u>Aerobic Treatment Unit</u> ? Yes No Not Known  If yes, name the manufacturer.  (The name of the manufacturer may be located on the data plate on the tank, compressor, or cont	ral bay 1
**	b.	If yes, do you have an ongoing maintenance agreement with a licensed maintenance provide Yes No Not Known  (D.H.H. Title 51, Appendix A, Section A:6, 12 requires that perpetual maintenance be provided on In Mechanical Sewerage Treatment Plants.)	er?
	Sui DOV (D.H.I ditche	at type of discharge is used?  Inface Drainage	
9.	If the	e discharge is from over land flow or from a pipe, where does it drain?	
4		t type of tank is used?	
		the system have a compressor/aerator? Yes No Not Known	
		f yes, where is it located?	
	b. If	f yes, is it in working order?	
		PRIVATE WATER WELLS	
		Inspection	
In Louisiai maintenai	na, pr nce, c	rivate water wells are largely unregulated, leaving property owners responsible for ar care, or testing of their wells. Further, lenders may require varying testing and inspec	ny tion(s)
12/01/21		Seller's Initials:  Seller's Initials:  Buyer's Initials:  2 c	of 3

Property Description (Address, City, State, Zip)

# PRIVATE SEWERAGE/PRIVATE WATER WELL INSPECTION AND OPTIONS AGREEMENT

Date

This addendum is ma	de a part of Louisiana Res	sidential Agreement to Buy or	Sell dated
1. ( SEPTIC/TREA	ATMENT INSPECTION – T	he SELLER agrees to have	(#
septic/treatment sys	tem(s) servicing only t	he primary residence inspe	ected and approved by t
appropriate governm	ental/governing authorit	y. If the system(s) fail inspe	ection, SELLER shall have t
option to repair/repl	ace the system(s) as lo	ng as the cost to repair/rep	place the system(s) does
exceed the sum of		(\$)	). If the cost to repair/repla
the system(s) exceed	s that amount and the	SELLER chooses not to repa	ir/replace the system(s) t
BUYER shall have the	option of accepting th	ne Property with the private	e septic/treatment system
servicing only the prin	mary residence in the c	urrent condition or terminat	te the Agreement in writing
which termination sha	ll entitle the BUYER to a	return of the BUYER'S deposi	it Any renair/renlacement
the system(s) must be	permitted by the Louisia	na Department of Health, if a	innlicable
2. ( ) PRIVATE W	ATER WELL INSPECTION	– The SELLER agrees to have	(#
private water well(s) s	ervicing only the primar	y residence inspected and a	pproved by the appropriat
governmental/governir	ng authority. If the water	r well(s) fail inspection, SELL	ER shall have the option t
repair/replace the wate	er wells(s) as long as the	cost to repair/replace the sys	stem(s) does not exceed th
sum of			(\$). If th
cost to repair/replace t	the water wells(s) excee	ds that amount and the SEL	LER chooses not to repair
replace the system(s), t	he BUYER shall have the	option of accepting the Prop	perty with the private wate
well(s) servicing only the	he primary residence in	the current condition or te	erminate the Agreement in
writing, which terminat	ion shall entitle the BU	YER to a return of the BUYE	ER'S deposit. Any repair of
replacement of the syste	em(s) must be permitted	by and/or registered with all	appropriate governmental
entities.			appropriate governmental
All other terms and cond	itions contained within t	he Agreement remain unchan	iged.
		V de Sure	05-19-2
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	C. II. Ci	
	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Collar Ciana	
	Date	Seller Signature	Date