39 Shallow Creek LN. Rayville LA

PROPERTY DESCRIPTION (ADDRESS. CITY. STATE ZIP)

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: CRB SELLER'S Initials: _____

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

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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

SECTION 1: LAND

(1) What is the length of ownership of the property by the SELLER? 1 yr

(2) Lot size or acres 2.39

(3) Are you aware of any servitudes/encroachments regarding the property. other than typical/customary utility servitudes. that would affect the use of the property? ☐ Y ☒ N

(4) Are you aware of any rights vested in others? Check all that apply and explain at the end of this section.

Timber rights	☐ Y	☒ N	Common driveway	☐ Y	☒ N
Right of ingress or egress	☐ Y	☒ N	Mineral rights	☐ Y	☒ N
Right of way	☐ Y	☒ N	Surface rights	☐ Y	☒ N
Right of access	☐ Y	☒ N	Air rights	☐ Y	☒ N
Servitude of passage	☐ Y	☒ N	Usufruct	☐ Y	☒ N
Servitude of drainage	☐ Y	☒ N	Other _____		

(5) Has any part of the property been determined to be or pending determination as a wetland by the United States Army Corps of Engineers under §404 of the Clean Water Act? ☐ Y ☒ N ☐ NK

If yes, documentation shall be attached and become a part of this Property Disclosure Document.

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 **BUYER** of a property for this determination. A property that has been determined a wetland may result in additional costs for a Section 404 permit.

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

SECTION 2: TERMITES, WOOD-DESTROYING INSECTS AND ORGANISMS

(6) Has the property ever had termites or other wood-destroying insects or organisms?

(a) during the time the SELLER owned the property?	☐ Y	☒ N	
(b) prior to the time the SELLER owned the property?	☐ Y	☒ N	☐ NK
(c) Was there any damage to the property?	☐ Y		☐ NK
(d) Was the damage repaired?	☐ Y		☐ NK

BUYER'S Initials: _____ BUYER'S Initials: _____ SELLER'S Initials: CRB SELLER'S Initials: _____

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(7) If the property is currently under a termite contract provide the following:

(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

SECTION 3: STRUCTURE(S)

(8) What is the approximate age of all structures on property? Main structure 1999 Other structures _____

(9) Have there been any additions or alterations made to the structures during the time the SELLER owned the property? ☐ Y ☒ N

If yes. were the necessary permits and inspections obtained for all additions or alterations? ☐ Y ☒ N ☐ NK

(10) What is the approximate age of the roof of each structure? Main structure 5 yrs Other structures _____

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

Roof	☐ Y	☒ N	Irrigation system	☐ Y	☒ N
Interior walls	☐ Y	☒ N	Ceilings	☐ Y	☒ N
Floor	☐ Y	☒ N	Exterior walls	☐ Y	☒ N
Attic spaces	☐ Y	☒ N	Foundation	☐ Y	☒ N
Porches	☐ Y	☒ N	Basement	☐ Y	☒ N
Steps/Stairways	☐ Y	☒ N	Overhangs	☐ Y	☒ N
Pool	☐ Y	☒ N	Railings	☐ Y	☒ N
Decks	☐ Y	☒ N	Spa	☐ Y	☒ N
Windows	☐ Y	☒ N	Patios	☐ Y	☒ N
			Other _____		

(12) Has there ever been any property damage. including. but not limited to. fire. wind. hail. lightning. or other property damage. excluding flood damage referenced in Section 6?

(a) during the time the SELLER owned the property? ☒ Y ☐ N

(b) prior to the time the SELLER owned the property? ☐ Y ☐ N ☐ NK

If yes. detail all property damages/defects and repair status at the end of this section.

(13) Has there been any foundation repair?

(a) during the time the SELLER owned the property? ☐ Y ☒ N

(b) prior to the time the SELLER owned the property? ☐ Y ☒ N ☐ NK

(c) Is there a transferable warranty available? ☐ Y ☒ N ☐ NK

(d) If yes. provide the name of warranty company _____

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(14) 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

under neath House replaced some siding, Skirting & Some Shingles due to tornado

SELLER shall 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.

SECTION 4: PLUMBING, WATER, GAS, AND SEWAGE

(15) Are you aware of any defects with the plumbing system?
- (a) during the time the SELLER owned the property? ☐ Y ☒ N
- (b) prior to the time the SELLER owned the property? ☐ Y ☒ N ☐ NK

(16) Are there any known defects with the water piping?
- (a) during the time the SELLER owned the property? ☐ Y ☒ N
- (b) prior to the time the SELLER owned the property? ☐ Y ☒ N ☐ NK
- (c) The water is supplied by: ☒ Municipality ☐ Private utility ☐ On-site system ☐ Shared well system ☐ None
- (d) How many private wells service the primary residence only? _____
- (e) If there are private wells. when was the water last tested? Date_____ Results _____
- (f) Are you aware of any polybutylene piping in the structure? ☐ Y ☒ N ☐ NK

(17) Is there gas service available to the property? ☐ Y ☒ N ☐ NK
- (a) If yes. what type? ☐ Butane ☐ Natural ☒ Propane
- (b) If yes. are there any known defects with the gas service? ☐ Y ☐ NK
- (c) If Butane or Propane. are tanks ☐ Owned or ☒ Leased

(18) Are there any known defects with any water heater?
- (a) during the time the SELLER owned the property? ☐ Y ☒ N
- (b) prior to the time the SELLER owned the property? ☐ Y ☒ N ☐ NK

(19) The sewerage service is supplied by: ☐ Municipality ☐ Community ☐ Other Septic
- (a) How many private sewer systems service the primary residence only? 1
- (b) Is the property serviced by a pump grinder system? ☐ Y ☐ N ☐ NK

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

Heating unit is faulty inside the house

SELLER shall attach a private water/sewerage disclosure if the property described herein is not connected to a community sewerage system (i.e.. any sewerage system which serves multiple homes/connections) or is not connected to a water system regulated by the Louisiana Department of Health.

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SECTION 5: ELECTRICAL, HEATING AND COOLING, APPLIANCES

(20) Are there any known defects with the electrical system?
(a) during the time the SELLER owned the property? ☐ Y ☒ N
(b) prior to the time the SELLER owned the property? ☐ Y ☐ N ☐ NK
(c) Are you aware of any aluminum wiring in the structure? ☐ Y ☐ N ☐ NK

(21) Are there any known defects with the heating or cooling systems?
(a) during the time the SELLER owned the property? ☒ Y ☐ N
(b) prior to the time the SELLER owned the property? ☐ Y ☐ N ☐ NK

(22) If a fireplace(s) exists. is it working? ☒ Y ☐ N ☐ NK

(23) Are there any known defects in any permanently installed or built-in appliances?
(a) during the time the SELLER owned the property? ☐ Y ☒ N
(b) prior to the time the SELLER owned the property? ☐ Y ☒ N ☐ NK

(24) What type of security system is installed? (check all that apply)
(a) ☒ None ☐ Security Alarm ☐ Fire ☐ Audio/Video surveillance
(b) Are the above security systems ☐ Leased or ☐ Owned

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

SECTION 6: FLOOD, FLOOD ASSISTANCE, AND FLOOD INSURANCE

(25) Has any flooding. water intrusion. accumulation. or drainage problem been experienced with respect to the land:
(a) during the time the SELLER owned the property? ☐ Y ☒ N
If yes. indicate the nature and frequency of the defect at the end of this section.
(b) prior to the time the SELLER owned the property? ☐ Y ☒ N ☐ NK
If yes. indicate the nature and frequency of the defect at the end of this section.

(26) Has any structure on the property ever flooded. by rising water. water intrusion or otherwise?
(a) during the time the SELLER owned the property? ☐ Y ☒ N
(b) prior to the time the SELLER owned the property? ☐ Y ☒ N ☐ NK
If yes. give the nature and frequency of the defect at the end of this section.

(27) What is/are the flood zone classification(s) of the property? NA What is the source and date of this information? Check all that apply.
☐ Survey/Date_____ ☐ Elevation Certificate/Date_____ ☐ Other/Date _____
☐ FEMA Flood Map - https://msc.fema.gov/portal
☐ *https://www.floodsmart.gov/flood-map-zone/find-yours*
☐ *Other:* _____ *(please provide)*

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(28) SPECIAL FLOOD HAZARD AREAS. If the property is located within a designated special flood hazard area on a map prepared by the Federal Emergency Management Agency. the federal law (42 U.S.C. § 4104a. et seq.). mandates that prospective purchasers be advised that flood insurance may be required as a condition of obtaining financing. Is the property within a designated special flood hazard area? ☐ Y ☒ N

(29) Is there flood insurance on the property? ☐ Y ☒ N

IF YES, A COPY OF THE POLICY DECLARATIONS PAGE SHALL BE ATTACHED AND BECOME PART OF THIS PROPERTY DISCLOSURE DOCUMENT.

PRIVATE FLOOD INSURANCE

(30) Does SELLER have a flood elevation certificate that will be shared with BUYER? ☐ Y ☒ N

(31) Has the SELLER made a private flood insurance claim for this property? ☐ Y ☒ N ☐ NK

(a) If YES. was the claim approved? ☐ Y ☒ N ☐ NK

(b) If YES. what was the amount received? _____

(32) Did the previous owner make a private flood insurance claim for this property? ☐ Y ☒ N ☐ NK

(a) If YES. was the claim approved? ☐ Y ☐ N ☐ NK

(b) If YES. what was the amount received? _____

NATIONAL FLOOD INSURANCE PROGRAM (NFIP)

(33) Has the SELLER made an NFIP claim for this property?

(a) If YES. was the claim approved? ☐ Y ☒ N ☐ NK

(b) If YES. what was the amount received? _____

(34) Did the previous owner make an NFIP for this property?

(a) If YES. was the claim approved? ☐ Y ☒ N ☐ NK

(b) If YES. what was the amount received? _____

FEDERAL DISASTER ASSISTANCE

(35) FLOOD DISASTER INSURANCE. If the SELLER or previous owner has previously received federal flood disaster assistance and such assistance was conditioned upon obtaining and maintaining flood insurance on the property. federal law. i.e.. 42 U.S.C. § 5154a. mandates that prospective purchasers be advised that they will be required to maintain insurance on the property and that if insurance is not maintained and the property is thereafter damaged by a flood disaster. the purchaser may not be eligible for additional Federal flood disaster assistance. To the best of the SELLER's knowledge. has federal flood disaster assistance been previously received with regard to the property? ☐ Y ☒ N ☐ NK

(a) If YES. from which federal agency (e.g.. FEMA. SBA)? _____

(b) If YES. what was the amount received? _____

(c) If YES. what was the purpose of the assistance (e.g.. elevation. mitigation. restoration)? _____

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ROAD HOME PROGRAM

(36) Was SELLER a recipient of a **Road Home** grant? ☐ Y ☐ N ☒ NK

(37) Was a previous owner of the property a recipient of a **Road Home** grant? ☐ Y ☐ N ☒ NK
If YES. complete (a) - (c.) below.

(a) Is the property subject to the Road Home Declaration of Covenants Running with the Land or other requirements to obtain and maintain flood insurance on the property? ☐ Y ☐ N ☒ NK

(b) If YES. attach a copy of the Road Home Program Declaration of Covenants other requirements to obtain and maintain flood insurance on the property.

(c) Has SELLER OR PREVIOUS OWNER(S) personally assumed any terms of the Road Home Program Grant Agreement? ☐ Y ☐ N ☒ NK

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

_____ _____

_____ _____

_____ _____

SECTION 7: MISCELLANEOUS

(38) Are you aware of any building restrictions or restrictive covenants which may provide for restrictions as to the use of the property or as to the type of construction or materials to be used in the construction of any of structure on the property? ☐ Y ☒ N

(39) What is the zoning of the property? Residential
Has it ever been zoned for commercial or industrial? ☐ Y ☐ NK

(40) Is the property located in an historic district? ☐ Y ☒ N ☐ NK
If yes. which historic district? _____. (See attached disclosure)

(41) Are you aware of any conflict with current usage of the property and any zoning. building. and/or safety restrictions? ☐ Y ☒ N

(42) Are you aware of any current governmental liens or taxes owing on the property? ☐ Y ☒ N

(43) 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

(a) Are any HOA. COA. or POA dues required? ☐ Y ☒ N
If yes. what is the amount? $_____per _____

(b) Are there any current or pending special assessments? ☐ Y ☒ N ☐ NK
If yes. what is the amount? $_____per _____

(c) Provide contact information (name. e-mail or phone number) for HOA. COA or POA. _____

_____

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.

(44) Are the streets accessing the property ☐ Private ☐ Public ☐ NK

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(45) Is there a homestead exemption in effect? ☒ Y ☐ N ☐ NK

(46) Is there any pending litigation regarding the property not previously disclosed in this document? ☐ Y ☒ N ☐ NK

(47) Has an animal or pet ever inhabited the structure?
(a) during the time the SELLER owned the property? ☒ Y ☐ N
(b) prior to the time the SELLER owned the property? ☐ Y ☐ N ☐ NK

(48) Does the property or any of its structures contain any of the following? Check all that apply and provide additional details 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	Electromagnetic fields	☐ Y ☐ N	☒ NK
Contaminated drywall/sheetrock	☐ Y ☒ N	☐ NK	Contaminated flooring	☐ Y ☐ N	☒ NK
Other adverse materials or conditions	☐ Y ☒ N	☐ NK			

(49) Is there or has there ever been an illegal laboratory for the production or manufacturing of methamphetamine in operation on the property? ☐ Y ☒ N ☐ NK

(50) Is there a cavity created within a salt stock by dissolution with water underneath the property? ☐ Y ☒ N ☐ NK

(51) Is there a solution mining injection well within 2640 feet (1/2 mile) of the property? ☐ Y ☒ N ☐ NK

(52) Are there any solar panels on the property? ☐ Y ☒ N ☐ NK

If yes. are they: ☐ Leased ☐ Owned ☐ Removable ☐ Monthly Payment Amount _____

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

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

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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) Cathy R. Black (print) Cathy R. Black

Date 6-2-22 Time 10:35

SELLER (sign) _____ (print) _____

Date _____ Time _____

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 _____

BUYER (sign) _____ (print) _____

Date _____ Time _____

BUYER (sign) _____ (print) _____

Date _____ Time _____