PROPERTY CONDITION DISCLOSURE STATEMENT

The following is a Property Condition Disclosure required by Sections 89-1-507 through 89-1-527 of the Mississippi Real Estate Brokers Act of 1954, as Amended, and made by the **SELLER(S)** concerning the condition of the **RESIDENTIAL PROPERTY** located at:

SELLER(S):_

_ Approximate Age of the Residence___

This Disclosure is not a warranty of any kind by the Seller or any Real Estate Agent of the Seller in this transaction and is not a substitute for any inspections or warranties the Purchaser may wish to obtain. This statement may be made available to other parties and **is to be attached to the Listing Agreement and signed by the SELLER(S)**.

TO THE SELLER(S): Please complete the following form, including any past history of problems, if known. If the condition or question does not apply to your property, mark with "N/A".

IF THE RESIDENCE IS NEW/PROPOSED RESIDENTIAL CONSTRUCTION, the **BUILDER** should complete the Property Condition Disclosure Statement and reference specific plans/specifications, materials lists and/or change orders.

DO NOT LEAVE ANY BLANK SPACES. ATTACH ADDITIONAL PAGES IF NECESSARY. THIS FORM MAY BE DUPLICATED BUT NOT ALTERED

STRUCTURAL ITEMS:

A. BUILDING CODE:

Was the residence built in conformity with an approved building code? Yes	No	Unknown
If yes, was it inspected by a City/County Code Enforcement Inspector? Yes	No	_Unknown
Has a Mississippi Licensed Home Inspector completed a Home Inspection Report?	Yes	_ No

B. STRUCTURAL ITEMS:

Are you aware of any foundation repairs made	e in the past	? Yes	No	_ Explain	
Are any foundation repairs currently needed?	Yes	_No	_Explain	-	

C. HISTORY OF INFESTATION, IF ANY: TERMITES, CARPENTER ANTS, ETC:

Any evidence of rot, mildew, vermin, rodents, termites, carpenter ants, or other infestation? Yes No	
Have you requested treatments for any type of infestations? Yes No Explain	
Are you aware of any Repaired Damage? Yes No; If yes, please describe	
Is there currently an outstanding termite contract? Yes No Who is the contractor?	

D. ROOF:

Has the roof been replaced or repaired during your ownership? Yes _____ No _____; If yes, when? _____ During your ownership have there been any leaks, water back ups, or problems with the roof? Yes _____ No____ The roof is _____ years old.

E. LAND AND SITE DATA:

Is there an engine	er's surve	ey availa	ble? Yes No	Date the surve	y was co	mpleted	
Are you aware of	the existence	ence of a	any of the following, to wit:				
Encroachments:	Yes	No	Unknown	Flood Zone:	Yes	No	Unknown
Easements:	Yes	No	Unknown	Soil/Erosion:	Yes	No	Unknown
Soil Problems:	Yes	No	Unknown	Subsoil Problem:	Yes	No	Unknown
Standing Water:	Yes	No	Unknown	Land Fill:	Yes	No	Unknown

Are you aware of any current zoning regulations which will cause the residence to be considered a nonconforming usage (lot size, set backs, etc) Yes _____ No _____ If Yes, please explain ______ Are there any rights-of-way, easements, eminent domain proceedings or similar matters which may negatively

impact your ownership interest in the residence? Yes _____ No _____ If YES, please explain ______

FOR ANY REASON, has any portion	of the residence ever suffered water da	amage?	Yes No	If yes,
please explain in detail	Is the residence currently located ir	n a FEM	A Designated Flood	Hazard
Zone? Yes No Unknown	_; Is Flood Insurance required? Yes	No _	Unknown	
Is any portion of the property designate	d as a WETLANDS AREA? Yes	No	Unknown	

F. ADDITIONS/REMODELS:

During your period of ownership, have there been any ad	ditions, remodeling, structural changes or alterations to
the residence? Yes No If YES, please explain	
Name of the Licensed Contractor	Were all work permits and approvals in compliance
with the local building codes? Yes No Please	Explain

G. STRUCTURE/WALLS/ WINDOWS:

Has there been any damage to the structure as a result of fire, windstorm, tornados, hurricane or any other natural disaster? Yes ____ No ___ If YES, please explain _____ Have you ever experienced ANY problems with walls, siding or windows? Yes ___ No ___ Explain _____

H. OTHER:

Are you aware of any problems which may exist with the property by virtue of prior usages such as, but not limited to, **Methamphetamine Labs**, Hazardous/Toxic waste disposal, the presence of asbestos components, Lead-Based Paint, Urea-Formaldehyde Insulation, Mold, Radon Gas, Underground Tanks or any past industrial uses of the premises? Yes _____ No ____ If "YES, please explain _______

SELLER'S INITIALS _____

MECHANICAL ITEMS:

ELECTRICAL SYSTEM/PLUMBING SYSTEM:

Are you aware of any problems or conditions that affect the desirability or functionality of the Heating, Cooling, Electrical, Plumbing, or Mechanical Systems? Yes _____ No _____ If yes, please explain all known problems in complete detail ______

WATER, SEWER, & SEPTIC ITEMS:

WATER:
The water supply is: Public Private On-site Well Neighbor's Well Community
If your drinking water is from a well, when was the water quality last checked for safety, what were the results of
the test and who conducted the test?
Is the water supply equipped with a water softener? Yes No Unknown
The Sewage System is: Public Private Septic Cesspool Treatment Plant Other
Is there a sewage pump installed? Yes No Date of the last Septic Inspection
Are you aware of any leaks, back-ups, or other problems relating to any of the plumbing, water, sewage, or related
items during your ownership? Yes No If yes, please explain
OTHER MATTERS/ITEMS:
OTHER MATTERS/ITENIS:
MISCELLANEOUS:
Is the residence situated on Leasehold or Sixteenth Section land? Yes No Explain
Is there any existing or threatening legal action affecting the property? Yes No Explain
Are you aware of any violations of local/state/federal laws/regulations relating to the property? Yes No
Are you aware of any hidden defects or needed repairs about which the purchaser should be informed PRIOR to

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their purchase? Yes No If yes, please explain in detail
What is the APPROXIMATE SQUARE FOOTAGE of the Heated and Cooled Living Area
How was this approximation of square footage determined?
Are there any finished wood floors beneath the floor coverings? Yes No Where
Are there any Homeowner's Association Fees associated with ownership? Yes No Amount
If the property is a Condominium, how much is the YEARLY Maintenance Fees \$
What is the YEARLY Real Estate Tax Bill? \$ Homestead Exemption has been filed for
Is the property subject to ANY special real property tax assessments Yes No Explain
Is the property located in a Public Improvement (tax) District (PID) Yes No Unknown
What is the average YEARLY Electric Bill? \$ What is the average YEARLY Gas Bill? \$
If the residence is serviced by Propane (LP) Gas, what is the average YEARLY Propane Bill? \$
The Propane Tank is: Owned Leased If Leased, how much is the lease payment? \$
Is Cable Television Service available at the site? Yes No Service Provider
Are any items remaining with the residence financed separately from the mortgages? Yes No

APPLIANCES/SYSTEMS REMAINING WITH RESIDENCE:

ITEM	YES	NO	GAS/ELECTRIC	AGE	LIST REPAIRS COMPETED IN LAST TWO (2) YEARS
Cook-top					
Dishwasher					
Garbage Disposal					
Ice-maker					
Microwave					
Oven(s)					
Trash Compactor					
Vent-Fan					
Other Items					

MECHANICAL EQUIPMENT CONSIDERED PERSONAL PROPERTY SHOULD BE NEGOTIATED IN THE CONTRACT OF SALE OR OTHER SUCH INSTRUMENT IF THE ITEMS REMAIN WITH THE RESIDENCE.

To the extent of the Seller's knowledge as a property owner, the Seller(s) acknowledges that the information contained above is true and accurate for those areas of the property listed. The owner(s) agree to save and hold the Broker harmless from all claims, disputes, litigation and/or judgments arising from any incorrect information supplied by the owner(s) or from any material fact known by the owner(s) which owner(s) fail to disclose except the Broker is not held harmless to the owner(s) in claims, disputes, litigation, or judgments arising from conditions of which the Broker had actual knowledge.

SELLER (UPON LISTING)	DATE	SEL	LER (UPON LISTING)	DATE
SELLER (AT CLOSING)	DATE	SEL	LER (AT CLOSING)	DATE
PROSPECTIVE PURCHASER'S		PURCHASER(S) ACKN	OWLEDGE RECEIPT OF REPO	ORT DATE
MREC FORM #0100		Page 3 of 3	EFFECTIVE DATE: J	ULY 1, 2008