

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Description (Address)
City, State, Zip

1503 Doris
Shreveport, LA 71106

Seller's Disclosure

(A) Presence of lead-based paint and/or lead-based paint hazards (check (1) or (2) below):

(1) Known lead-based paint and/or lead-based paint hazards are present in the housing

Explain: _____

(2) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(B) Records and reports available to the seller (check (1) or (2) below):

(1) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing

List documents: _____

(2) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial below)

(C) Purchaser has received copies of all information listed above.

(D) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(E) Purchaser has (check (1) or (2) below):

(1) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(2) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial below)

(E) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

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1503 DORIS -
SHREVEPORT LA 71106

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Said Realty Company
by David M. [Signature] 3/30/10
Seller Date

Purchaser Date

Seller Date

Purchaser Date

Agent Date

Agent Date

Property Description (Address, City, State, Zip)

1503 Doris - Shreveport LA 71106

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...
(3) Are there any rights vested in others? Check all that applies and explain at the end of this section.
Timber rights, Common driveway, Right of ingress or egress, Mineral rights, Right of way, Surface rights, Right of access, Air rights, Servitude of passage, Usufruct, Servitude of drainage, Other
(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?
(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.
(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.)
(7) If the property is mortgaged, did the lender require you to buy flood insurance?

Question Number Explanation of "Yes" answers Additional sheet is attached
SOLD "AS IS"

SECTION TWO: TERMITES, WOOD-DESTROYING INSECTS AND ORGANISMS

- (8) Has the property ever had termites or other wood-destroying insects or organisms?
(9) Was there any damage to the property?
(10) Was the damage repaired?
(11) Is the property currently under a termite contract?
(a) Name of company (b) Date contract expires
(c) List any structures not covered by contract

SECTION 3: STRUCTURE

- (12) Are there any defects regarding the following? (Check all that apply and explain at the end of this section.)
Roof, Interior walls, Floor, Attic spaces, Porches, Steps/Stairways, Pool, Decks, Windows, Ceilings, Exterior walls, Foundation, Basement, Overhangs, Railings, Spa, Patios, Other

Property Description (Address, City, State, Zip)

1503 DORIS - SHREVEPORT, LA 71106

Y = YES N = NO NK = NO KNOWLEDGE

(13) 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

(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 2009 Other structures _____

(16) Does the property contain exterior insulation and finish system (EIFS) or other synthetic stucco? Y N NK

(17) What is the approximate square footage of the living area of each structure on the property? Include the source of this information. Square footage of _____ is _____ square feet. Source _____

Square footage of _____ is _____ square feet. Source _____

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

SECTION 4: PLUMBING, WATER, GAS, AND SEWERAGE

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

(19) 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 _____

(20) 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

(21) Are there defects with any water heater? Y N NK

(a) Age of Unit 1 2009 Gas Electric (b) Age of Unit 2 _____ Gas Electric

(22) The sewerage service is supplied by: Municipality Other NK

SOLD AS IS

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

New ROOF - 2009
New CEILING - 2010
New WATER HEATER - 2009

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.

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

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

(25) What type of cooling system is installed? Central Window unit Other

(a) Source: Electric Gas Heat pump Other

(26) What type of heating system is installed? Central Window unit Other

(a) Source: Electric Gas Heat pump Other

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

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

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

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

Property Description (Address, City, State, Zip)

1503 JONES-SHREVEPORT LA 71106

Y = YES N = NO NK = NO KNOWLEDGE

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?
(a) If yes, were all related property damages, defects, and/or conditions repaired?
(30) What is the zoning of the property?
(a) Has it ever been zoned for commercial or industrial?
(b) Is the property located in an historic district?
(31) Does the property and its present usage conflict with current zoning, building, and/or safety restrictions?
(32) Are there any current or pending assessments, dues, liens, taxes owing on the property?
(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?
(b) Are any HOA, COA, or POA dues required?
(c) If yes, what is the amount? \$ per
(d) Are there any pending special assessments?
(e) If yes, what is the amount? \$ per

Sold AS IS

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) Were any additions or alterations made to the property?
(a) If yes, were the necessary permits and inspections obtained for all additions or alterations?
(34) Is there a homestead exemption in effect?
(35) Is there high speed Internet access available to the property?
(36) Is there any pending litigation regarding the property?
(37) 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
Radon gas
Contaminated soil
Hazardous waste
Mold/Mildew
Electromagnetic fields
Formaldehyde
Chemical storage tanks
Contaminated water
Toxic Mold
Pets
Crystal meth exposure
Other adverse materials or conditions
Contaminated drywall/sheetrock

Question Number Explanation of "Yes" answers Additional sheet is attached
9 GAS stove, clothes washer, Refrigerator
working - not was broken about 2 yrs. old etc.

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) David S. Martin Date 3/30/10 Time 7:00 A.M.
Seller (sign) (print) Date Time

Purchaser(s) signing below acknowledge(s) receipt of this property disclosure.
Purchaser (sign) (print) Date Time
Purchaser (sign) (print) Date Time