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 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 engineer’s survey available? Yes _____ No _____ Date the survey was completed__________
   Is there currently an outstanding termite contract? Yes _____ No _____ Explain _______________________
   Are you aware of any problems which may exist with the property by virtue of prior usages such as, but not limited to, Lead-Based Paint, Methamphetamine Labs, Hazardous/Toxic waste disposal, the presence of asbestos components, Radon Gas, Underground Tanks or any past industrial uses of the premises? Yes _____ No _____ Explain _______________________
   Name of the Licensed Contractor______________________.  Were all work permits and approvals in compliance with the local building codes? Yes _____ No ____  Please Explain __________________________________________
   Are any foundation repairs currently needed?  Yes  _____ No  _____ Explain _____________________________
   Are you aware of any problems which may exist with the property by virtue of prior usages such as, but not limited to, Lead-Based Paint, Urea-Formaldehyde Insulation, Mold, Radon Gas, Underground Tanks or any past industrial uses of the premises? Yes _____ No _____ Explain _______________________

F. ADDITIONS/REMODELS:
   During your period of ownership, have there been any additions, 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, tornadoes, 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 _____ Explain _______________________

SELLER’S INITIALS __________  Page 2 of 3  PURCHASER’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

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**OTHER MATTERS/ITEMS:**

MISCELLANEOUS:
Is the residence situated on Leasehold or Sixteenth Section land? Yes ____ No ____ Explain
Is there an 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 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? $______
Is the property 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:**

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<tr>
<th>ITEM</th>
<th>YES</th>
<th>NO</th>
<th>GAS/ELECTRIC</th>
<th>AGE</th>
<th>LIST REPAIRS COMPETED IN LAST TWO (2) YEARS</th>
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<td>Cook-top</td>
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<td>Dishwasher</td>
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<td>Microwave</td>
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<td>Vent-Fan</td>
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<td>Other Items</td>
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**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.

**PROSPECTIVE PURCHASER’S SIGNATURE**

Purchaser(s) acknowledge receipt of report

MREC FORM #01000 Page 3 of 3 EFFECTIVE DATE: JULY 1, 2008