### MISSISSIPPI REAL ESTATE COMMISSION

# **Property Condition Disclosure Statement (PCDS)**

The following is a Property Condition Disclosure Statement (PCDS) required by §89-1-501 through §89-1-527 of the Mississippi Code, made by the SELLER(S) concerning the condition of the RESIDENTIAL PROPERTY (1 TO 4 UNITS) located at: ADDRESS:  $m^2$ Year SELLER(S): Built: Note to Buyer: If the structure was built before 1978, you are encouraged to investigate the possible presence of lead-based paint. IS A PCDS NECESSARY? - NO OCCUPANCY AND NO KNOWLEDGE Instructions to Seller(s): If no seller has occupied (lived in) the property, AND no seller has any knowledge of the property's condition, mark the two boxes below, sign in attestation of the truth of these representations, and leave the remainder of the PCDS blank. No Seller has occupied the property, AND  $\square$  no Seller has any knowledge of the property's condition. Signature(s) of Seller(s) IS A PCDS NECESSARY? - STATUTORY EXCLUSIONS The Property Condition Disclosure statutes require the seller of residential real property to cause a PCDS or a copy thereof to be delivered to a buyer prior to the signing by the buyer of an offer to purchase or a binding contract of sale unless there is a specific statutory exclusion to the contrary for the seller. The following is a "summary" of those transfers which are EXCLUDED (in part) from the requirement to provide a fully completed PCDS. A more thorough explanation is provided in §89-01-501(2) of the Mississippi Code. (Check all that apply, sign in attestation of the truth of this representation, and leave the remainder of the PCDS blank). Transfers pursuant to a court order, to include the following: Transfer by order of a probate court in the administration of an estate. Transfer pursuant to a writ of execution. Transfer by any foreclosure sale. Transfer by a Trustee in Bankruptcy. Transfer by an eminent domain proceeding. Transfer from a decree for specific performance. Transfer by a fiduciary in the administration of an estate, guardianship, conservatorship or trust. Transfers by a Mortgagor who is in default to the Mortgagee, to include the following: Transfer to a beneficiary of a deed of trust. Transfer by a foreclosure sale after default on a mortgage. Transfer by a mortgagee or a beneficiary following a foreclosure. Transfer by a deed in lieu of foreclosure. Other Transfers to include the following: Transfer of real property on which no dwelling is located. Transfer from one co-owner to one or more co-owners. Transfer to a spouse (including due to divorce/separation), or to a person in the lineal line of consanguinity. Transfer to or from any governmental entity. Date

Signature(s) of Seller(s)

#### GENERAL INSTRUCTIONS

This document is a disclosure of the condition of residential property known by the SELLER on the date this statement was completed, and it is based on the seller's actual knowledge of the property. It is **NOT a warranty of any kind** by the seller or any Real Estate Licensee participating in any capacity in this transaction and this PCDS is not a substitute for any inspection(s) or test(s). The buyer is encouraged to obtain their own independent professional inspections and environmental tests and is encouraged to check public records pertaining to the property. However, the buyer may rely on the information contained herein when deciding to negotiate the terms for the purchase of this residential real estate. This statement may be made available to other parties and is to be signed and dated by the SELLER(S).

#### Instructions to Seller(s):

- a. Complete this form yourself.
- b. Answer all questions based upon your actual (personal) knowledge of the residential property.
- c. Attach additional pages with your signature if additional space is required to describe the condition(s).
- d. If some items do not apply to your property, check "NA" (Not Applicable). If you do not know the answer to a guestion, you should check "UNK" (Unknown).

#### Note to Seller(s):

A knowingly false or incomplete statement by the seller on this form may subject the seller to claims by the buyer prior to or after the transfer of title. In the event a seller fails to perform the statutory duty to deliver a PCDS prior to the signing by the buyer of an offer to purchase or a binding contract of sale, the buyer will be allowed (upon the subsequent receipt of a PCDS or material amendment thereto) to terminate the contract (including a full return of earnest money) by delivery of a written notice of termination within three (3) days after in-person delivery of a PCDS (or material amendment thereto), or within five (5) days after delivery by deposit in the mail of a PCDS (or material amendment thereto).

#### Note to Buyer(s):

If the seller does not give you a completed PCDS before you make a written offer to purchase the property (or sign a contract to purchase), you may terminate any resulting contract without penalty to you as the buyer (your earnest money will be fully returned). To terminate the contract, you must deliver to the seller or the seller's agent a written notice of termination within three (3) days of your in-person receipt of a PCDS (or material amendment thereto) from the seller (or within five (5) days of the seller's depositing a PCDS (or material amendment thereto) in the mail to you).

#### SELLER'S STATEMENT OF PROPERTY'S CONDITION

The seller makes the representations on this PCDS based upon the seller's actual (personal) knowledge of the property for delivery to a prospective buyer of the residence. The following are representations made by the seller and are not the representations of any real estate licensee involved in the transaction.

## I. GENERAL INFORMATION

		*******				
1.	Does the seller currently have ownership of the residence?	X Yes		No _	Unk	NA.
2.	Does the seller currently occupy the residence?	Yes	X	No _	Unk	NA
3.	Are there certificates of occupancy related to the property?	Yes		No _	Unk	NA.
4.	Is the residence a condominium?	Yes	X	No	Unk	NA
5.	Is the residence a modular/mobile home on a permanent foundation?	Yes	X	No .	Unk	NA
6.	Was the residence built in conformity to approved building codes?	X Yes		No .	Unk	NA
7.	What dates have the seller occupied the residence?	2008±	th	nu (	June	2024
8.	What is the approximate square footage of the heated/cooled living area?	320	0±		,	
9.	How or by whom was the heated/cooled square footage area determined?	-App	ais	al		

FCDS page 2

## II. ROOF

1. Are you aware whether all or any portion of the roof has been repaired or replaced? X Yes No Ur If Yes, please explain here (attach additional pages if necessary).    If Yes, please explain here (attach additional pages if necessary).	and the same of th	
If Yes, please explain here (attach additional pages if necessary).  To your knowledge, are there any written warranties presently in place for the roof? If Yes, please provide a copy.  Are you aware of any current leaks or defects with the roof such as structural issues, dry rot, water backups, moisture issues, wind damage, or hall damage?  If Yes, please explain here (attach additional pages if necessary).  III. UTILITIES, INTERNET, AND TELEVISION SERVICES  III. UTILITIES, INTERNET, AND TELEVISION SERVICES  Utilities  Service Provider (state NA if Not Applicable)  Electricity  Natural Gas  Water  Garbage Collection  Propane  N/A  Solar Panels  (other)  If applicable, Propane Tank is: Owned, Leased. If leased, the fee is S per: Month , Year Yes, please attach the Water Sofety Report (if available).  2. The sewage system is: Public Private Septic Cesspool Treatment Lift if an individual system, provide:  Manufacturer Name:  Location on Property:  Is a sewage pump installed?  If an individual system, has it been inspected by the proper state/county/ Yes No U Health Department officials?  If an individual system, what is the date of the last servicing?  How many bedrooms are allowed by the individual wastewater permit?  3. Is cable Television available at the site?  What type of internet service is available at the site?  What type of internet service is available at the site?  What type of internet service is available at the site?	or replaced? X Yes No Un	nk NA
To your knowledge, are there any written warranties presently in place for the roof? If Yes, please provide a copy.  3. Are you aware of any current leaks or defects with the roof such as structural issues, dry rot, water backups, moisture issues, wind damage, or hall damage? If Yes, please explain here (attach additional pages if necessary).  4. The roof is 1/2		
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What type of internet service is available at the site?    Satellite   Satelli	rmit?	
The type of internet service is of an area of the service is of a se	Yes No Ur	nk NA
If internet service is currently available, who is the provider?	Cable Fiber Optic Satellite	Unk NA
	[/A	
		PCDS page

## IV. STRUCTURAL ITEMS & SOILS

	Fire Yes X No Unk NA Hail Yes X No Unk NA Hurricane Yes X No Unk NA Unk NA Hurricane Yes X No Unk NA  If Yes, please explain here (attach additional pages if necessary termites or wood-destroying insects?  If Yes, please explain here (attach additional pages if necessary termites or wood-destroying insects?  Are you aware of the presence of animals or animal infestations and/or in the residence?	aired) caused by,	Yes Yes	X No	Unk Unk	NA NA NA
9.	Hail Yes X No Unk NA  Hurricane Yes X No Unk NA  If Yes, please explain here (attach additional pages if necessary)  Are you aware of the presence of, or damage (repaired or unrepaired or wood-destroying insects?	Tornados Other Disaster /).	Yes	No X No X No	Unk Unk Unk	NA NA
9.	Hail  Yes X No Unk NA  Hurricane Yes X No Unk NA  If Yes, please explain here (attach additional pages if necessary)  Are you aware of the presence of, or damage (repaired or unrepaired)	Tornados Other Disaster r).	Yes	No X No X No	Unk Unk Unk	NA NA NA
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	Hail Yes X No Unk NA	Tornados	Ye	X No	Unk Unk	NA NA
	- H		Ye	X No	Unk Unk	NA.
	Fire Yes IV: No Link NA	Windstorm	Yes	producers.	. —	
8.	Are you aware if there has ever been damage to any portion of	the (residence) st	ructure b	ecause o	of the follow	
7.	Were all necessary work PERMITS and approvals secured in con- local, city and county building codes?  If Yes, please explain here (attach additional pages if necessary)		Yes	No	Unk	X NA
_	a) If YES, please attach a detailed description of all work composited the work and the completion date of the work.  West all accessors work PERAMITS and approvals secured in completion.					
U.	remodeled, made any additions, structural modifications, or oth orimprovements to the property?	ner alterations	Yes of the h	X No	Unk _	_ NA
5. 6.	To your knowledge, are any foundation repairs currently needed Except for "Cosmetic Upgrades" (carpet, paint, wallpaper) have		Yes	X No	Unk	NA.
	b) If YES, is there a warranty which can be transferred to the b		Yes	No No	Unk	_ NA
	a) If YES, is there a written report?		Yes	No	Unk	- NA
4.	Are you aware of any foundation repairs made in the past?		Yes		Unk	= NA
3.	Are you aware of any tests to determine the composition/comp or the presence of any "expandable soils" being present on the		Yes		Unk	NA
	Are you aware of any past or present movement, shifting, deterior problems with the walls (interior or exterior) or the foundation of		Yes	X No	Unk	NA.
2.						
	Are you aware of any settlement/heaving of soils, any collapsible soils or poorly compacted fill on the Property?	e or expansive	Yes	X No	Unk	NA.

Interior Walls	Yes V	No Unk	NA	Exterior Walls		Yes >	( No	Un	ik :	NA
Fireplace	Yes X		NA	Chimney		Yes X	No	Un	ık 🗌	NA
Windows		No Unk	NA	Skylights		Yes X	No	Un	ık 🗔	NA
Doors/Door Trim	Yes X		NA	Rain Gutters	- 1	Yes Y	No	Un	ık	NΑ
Ceiling	Yes X	No Unk	NA.	Driveway		Yes 3	No.	Un	ık 🗌	NA
Flooring	/ .	No Unk	NA.	Irrigation Sys		Yes X	_	Un	ık -	NA
Sinks/Wet Bar	Yes X	No Unk	NA.	French Drain	-	Yes X	-	Un	ık T	NA
	13-	No Unk	NA.	Patio	-	Yes )	( No	Un	ık	NA
Shower		H -	NA.	Outdoor Firepla	_	Yes X	i .	Ur	-	NA
Sauna	Yes	-	NA	Outdoor Kitch	jamen et	Yes X	7		-	NA
Jetted Bathtubs	Yes 🗶	No Unk	-	Soffit(s)/Fascia	-	Yes )		1 1	1 1	NA
Lighting		No _ Unk _	NA		1	_	-	-	_	NA
Ceiling Fans	_ Yes X	No Unk	NA	Stucco/Dryvit	$\vdash$	Yes X	No	Ur	-	NA
Electrical Outlets	Yes X	No Unk	NA	Garage Door		Yes )	-	-	-	NA
Locks	Yes X		NA		-   .	Yes ,	No			
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3.	Are you aware if any portion of the Property (includ is currently located in a FEMA Designated Flood Haza) If Yes, what is the flood zone classification of the	ard Zone? Yes \ No Unk \ NA
4.	Has the residence ever been flooded by rising water	from the outside? Yes X No Unk NA
5.	Is flood insurance currently required?  a) If Yes, please indicate the premium currently being the premium was last adjusted.  Date Paid	Yes No X Unk NA  Date Last Adjusted
6.		urrently designated as being Yes X No Unk NA
7.	Are you aware of any occurrence of water penetration walls  Walls  Yes X No Unk NA  NA  Attic Yes X No Unk NA  If Yes, please explain here (attach additional pages)	Windows Crawl Space Basement Yes X No Unk NA Yes X No Unk NA Unk NA
8.	Are you aware of water penetration or damage FOR	ANY REASON, because of:
	Flooding Yes X No Unk NA	
	Pipe Fittings Yes X No Unk NA	
	Sewer Overflow Yes Y No Unk NA	Moisture Seep Yes V No Unk NA
	Sewer Backup Yes V No Unk NA	Leaking Pipes Yes X No Unk NA
	Plumbing Fixtures Yes X No Unk NA	
	Leaking Appliances Yes X No Unk N	Other Causes Yes X No Unk NA
	If Yes, please explain here (attach additional pages	if necessary).

## VI. BUILT-IN APPLIANCES, SYSTEMS AND MECHANICAL EQUIPMENT REMAINING WITH RESIDENCE

## Instructions to Seller(s):

- a) If an item listed below <u>does not exist</u> or <u>will be uninstalled and removed from the residence before closing</u>, CROSS THROUGH the name of the item using a line or "X," so that the list below will reflect the items remaining with the residence.
- b) If other distinct built-in appliances, systems, or mechanical equipment exist and will remain, add them in the blanks provided below or use a separate page.
- Indicate whether the item is powered by gas or electricity, and the age in years of the item (if age not known, indicate "Unknown").
- d) Where a "(#)" appears in the entries below, indicate, in the blank space provided immediately thereafter, how many of the item will remain with the property.

Built-In Microwave / 15+ Central Heat (#) _ Unkn	ITEM	GAS/ELECTRIC	AGE	ITEM	GAS/ELECTRIC	AGE
Built-in Dishwasher  Electric IS +  Central Heat (#)  Water Heaters (#)  Water Heaters (#)  Water Heaters (#)  Ductless HVAC  Built-in Range  JA  Built-in Range  JA  Ductless HVAC  Built-in Range  JA  Ductless HVAC  Ductless HVAC  Suilt-in Range  JA  Ductless HVAC  Ductless HVAC  Suilt-in Range  JA  Ductless HVAC  JUL A Tankless Heater (#)  JUL A Tankless Heater (#)  Ductless HVAC  JUL A Tankless Heater (#)  JUL A Tankless Heater (#)  Ductless HVAC  JUL A Tankless Heater (#)  JUL A Tankless	Built-In Cooktop	905	15+	Garbage Disposal		15+
Suilt-In Microwave    15+	Built-In Oven(s)	Electrics	15+	Garage Door Opener(s) (#)	V	15+
Built-in Microwave Built-in Nice Maker  IS + Water Heaters (#)  Water Heaters (#)  Duttless HVAC  Built-in Range Built-in Refrigerator  Topicol  If seller knows of a problem with one or more items listed above, explain the problem here (attach additional pages if necessary). If no explanation(s) appear in this box or on an attached page, seller thereby indicates being unaware of any problems.  Tive Nebry Sefn He in maker Humedon - owners Choice on Any problems.  Wil. CERTIFICATION  ELLER certifies that the information in this Property Condition Disclosure Statement is true and complete to the sellectual (personal) knowledge as of the date signed by the seller if a seller of residential real property acquires knowled which renders materially inaccurate a Property Condition Disclosure Statement provided previously, the seller shall deliber revised Property Condition Disclosure Statement provided previously, the seller shall deliber revised Property Condition Disclosure Statement after the transfer of title from the seller or required to provide a revised Property Condition Disclosure Statement after the transfer of title from the seller to tuyer or occupancy by the buyer, whichever is earlier.  Date  Date  UVER acknowledges receipt of a copy of this statement and buyer understands that this information is a statement ertain conditions and information concerning the property known to the seller. It is not a warranty of any kind by teller's Signature(s)  Date  Date  Date  Date  SELLER'S CLOSING CERTIFICATION: Seller certifies at closing that the information in this PCDS, including any amendment remains true and complete to the seller's actual (personal) knowledge as of the date of the transaction's closing.  Seller's Signature(s) at closing  X.  Date of closing	Built-In Dishwasher	Electric	15+	Central Air (#)	~	unkno
Built-in Trash Compactor    Mailt-in Range	Built-In Microwave		15+	Central Heat (#)	V	unkno
Ductless HVAC    Ductless HVAC	Built-In Ice Maker	~	15+	Water Heaters (#)		unkno
If seller knows of a problem with one or more items listed above, explain the problem here (attach additional pages if necessary). If no explanation(s) appear in this box or on an attached page, seller thereby indicates being unaware of any problems.  I'VE NEWY SEEN HE ILL MAKET TUTLE OF OWNES CHOICE IN HOUSE WILL CERTIFICATION  ELLER certifies that the information in this Property Condition Disclosure Statement is true and complete to the selle ctual (personal) knowledge as of the date signed by the seller, if a seller of residential real property acquires knowled higher property Condition Disclosure Statement provided previously, the seller shall deliverevised Property Condition Disclosure Statement provided previously, the seller shall deliverevised Property Condition Disclosure Statement after the transfer of title from the seller or required to provide a revised Property Condition Disclosure Statement after the transfer of title from the seller to tuyer or occupancy by the buyer, whichever is earlier.  Eller's Signature(s)  Date  UYER acknowledges receipt of a copy of this statement and buyer understands that this information is a statement entain conditions and information concerning the property known to the seller. It is not a warranty of any kind by to eller and is not a substitute for any home, pest, hazardous waste, or other inspections or testing of the property is spection(s) of the public records.  Bate Date  Date  Date  Date  SELLER'S CLOSING CERTIFICATION: Seller certifies at closing that the information in this PCDS, including any amendments remains true and complete to the seller's actual (personal) knowledge as of the date of the transaction's closing.  Seller's Signature(s) at closing  X.  Date of closing	Built-in Trash Compactor	N/A		Tankless Heater (#)		
If seller knows of a problem with one or more items listed above, explain the problem here (attach additional pages if necessary). If no explanation(s) appear in this box or on an attached page, seller thereby indicates being unaware of any problems.  I'VE NEWY SEEN HE WARE HUNDER - OWNES CHOICE IN HAUSE  VII. CERTIFICATION  ELLER certifies that the information in this Property Condition Disclosure Statement is true and complete to the seller total (personal) knowledge as of the date signed by the seller, if a seller of residential real property acquires knowled higher property Condition Disclosure Statement provided previously, the seller shall delin revised Property Condition Disclosure Statement provided previously, the seller shall delin revised Property Condition Disclosure Statement after the transfer of title from the seller to to uyer or occupancy by the buyer, whichever is earlier.  Eller's Signature(s)  UYER acknowledges receipt of a copy of this statement and buyer understands that this information is a statement entain conditions and information concerning the property known to the seller. It is not a warranty of any kind by to eller and is not a substitute for any home, pest, hazardous waste, or other inspections or testing of the property spection(s) of the public records.  UYER acknowledges receipt of a copy of this statement and buyer understands that this information is a statement entain conditions and information concerning the property known to the seller. It is not a warranty of any kind by to pate the public records.  UYER acknowledges receipt of a copy of this statement and buyer understands that this information is a statement entain conditions and information concerning the property known to the seller. It is not a warranty of any kind by to pate the public records.  UYER acknowledges receipt of a copy of this statement and buyer understands that this information is a statement entain conditions and information concerning the property known to the seller. It is not a warranty of any kin	Built-in Range	MA		Ductless HVAC		
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