

MISSISSIPPI SELLER'S DISCLOSURE STATEMENT

The following is a Disclosure Statement, made by the Seller, concerning the condition of the property located at: _____

 This Disclosure is not a warranty of any kind by the Seller or any 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 Agreements (signed by Owner).

TO THE SELLER: 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 "N/A." DO NOT LEAVE ANY BLANK SPACES. Attach additional pages if necessary.

APPLIANCES/SYSTEMS

ITEM	YES NO	GAS/ELEC	APPROX AGE	REPAIRS LAST 2 YRS
Single Oven	_____	_____	_____	_____
Double Oven	_____	_____	_____	_____
Cook Top	_____	_____	_____	_____
Microwave	_____	_____	_____	_____
Dishwasher	_____	_____	_____	_____
Disposal	_____	_____	_____	_____
Trash Compactor	_____	_____	_____	_____
Ice Maker	_____	_____	_____	_____
Hot Water Htrs	_____	_____	_____	_____
Refrigerator	_____	_____	_____	_____
Washer/Dryer	_____	_____	_____	_____
Central Air	_____	_____	_____	_____
Central Heat	_____	_____	_____	_____
Fireplace	_____	_____	_____	_____
Chimney	_____	_____	_____	_____
Septic/Treatment plant	_____	_____	_____	_____
Other	_____	_____	_____	_____

POOL AND POOL EQUIPMENT (Gunite or Vinyl Liner) _____

BURGLAR ALARM YES ___ NO ___ FEE \$ _____

APPROXIMATE AGE OF HOUSE: _____ HOMEOWNER'S ASSOCIATION FEE \$ _____

IF CONDO, MAINTENANCE FEE: \$ _____ PER _____

TOTAL TAXES: \$ _____ HOMESTEAD FILED FOR 19 _____

AVERAGE ELECTRIC BILL (12 Months) \$ _____

AVERAGE GAS BILL (12 Months) \$ _____

Is there anything normally considered a part of the real estate that you do not plan to leave with the property? (i.e., chandeliers, ceiling fans, bathroom mirrors, etc.) _____

Are there any needed repairs of which you are aware? _____

Are you aware of any problems which may exist on the property by virtue of prior uses such as, but not limited to, hazardous or toxic waste, asbestos components, lead-based paint, urea-formaldehyde insulation, radon gas, underground tanks, naturally occurring radiation or any past industrial uses of the premises? YES _____ NO _____

What is the approximate Square Footage of the Heated and Cooled Living Area in House? _____

Where did you get this figure? _____

Are there any finished wood floors under any carpets? YES _____ NO _____

Has property previously flooded? YES _____ NO _____ Is Flood Insurance required? YES _____ NO _____

Are you aware of any foundation repairs made in the past? YES _____ NO _____ If yes, when were they made and who was the contractor? _____

ROOF: AGE: _____ Are there any leaks? YES _____ NO _____ Repairs? _____

History of infestation, if any: (termites, carpenter ants, etc.): _____

Is structure under termite contract? YES _____ NO _____ If yes, who is contractor? _____

Any treatments for infestation? YES _____ NO _____ Any repaired damage? YES _____ NO _____

Are there any rights of way, easements, or similar matters that may affect your interest in the property? YES _____ NO _____ UNKNOWN _____

Has there been major damage to the property or any of the structures from fire, wind, floods or any other disaster?

YES _____ NO _____ Please describe: _____

Please state any other facts, information or problems (i.e., heating, cooling, electrical, plumbing, mechanical) relating to this property that would be of concern to a buyer: _____

To the extent of the Seller's knowledge as a property owner, the Seller acknowledges that the information contained above is true and accurate for those areas of the property listed. Owner agrees to save and hold Broker harmless from all claims, disputes, litigations, and/or judgments arising from any incorrect information supplied by Owner, or from any material fact known by Owner which Owner fails to disclose, except that Broker is not held harmless to Owner in claims, disputes, litigations or judgments, arising from conditions of which Broker had actual knowledge. It is acknowledged and understood by the Owner that this information may be made available to other parties.

SELLER DATE

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