

UNIMPROVED PROPERTY DISCLOSURE STATEMENT

This form is provided as a courtesy to the parties only. It is not required to be used in this transaction and may not fit the needs, goals and purposes of the parties. The Mississippi Association of REALTORS® makes no statement or warranty as to this form, its contents or use, and the parties, by their use of this form, acknowledge said facts and agree that neither the Mississippi Association of REALTORS® nor any member thereof shall be liable to any party or person for its contents or use. If any party to this transaction does not fully understand it, or has any question, the party should seek advice from a competent legal professional before signing. Use of this form is separate and apart from any required disclosures under Mississippi License Law of 1954, as amended, and nothing in this form is intended to affect required disclosures under License Law.

1468 MS 46

1 **Property Description/Address** Cedar Bluff, Ms 39741

2 _____
 3 _____

- 4 1. Has any part of the property been classified as wetlands by the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act?
 5 Yes _____ No Unknown _____
 6 a. Is a determination pending? Yes _____ No Unknown _____
 7 b. If pending, what was the date the determination was requested? _____
 8 c. By whom was the determination requested? (seller or Agent and name) _____

9 The U.S. Army Corps of Engineers has commenced active enforcement of Section 404 of the Clean Water Act. Under this federal law, designed to protect the wetlands of the United States, certain permit requirements must be met for altering or building or filling property that is determined to be wetlands as defined by the Corps. BUYER or SELLER may be charged by the Corps for making the determination. A determination that the property is wetlands will result in additional fees and charges associated with a Section 404 permit.

14 2. Is a survey of the property available? Yes _____ No If yes, indicate the date of the survey. _____

15 3. Is an environmental audit available? Yes _____ No If yes, indicate the date of the audit. _____

- 16 4. Are you aware of the existence of any of the following?
 17 Encroachments Yes _____ No Unknown _____ Standing water Yes _____ No Unknown _____
 18 Easements Yes _____ No Unknown _____ Bluff/Erosion Yes _____ No Unknown _____
 19 Soil Problems Yes _____ No Unknown _____ Subsoil problems Yes _____ No Unknown _____
 20 Flood Zone Yes _____ No Unknown _____ Land Fill Yes _____ No Unknown _____

21 5. Are there any specific problems that make the subject property a non-conforming use such as proper lot size, set backs, zoning etc.
 22 Yes _____ No If yes, please explain: _____

23 6. Has the property ever flooded? Yes _____ No Unknown _____ Is Flood Elevation known? Yes _____ No
 24 *Flood Zones are subject to change at any time by the U.S. Army Corps of Engineers.

25 7. Are there any right of way easements, etc. that affect your ownership interest in the property? Yes _____ No

26 8. Is the subject situated on Leasehold or Sixteenth Section Land? Yes _____ No Unknown _____
 27 If yes, explain: _____

28 9. Is there any existing or threatening legal action affecting the property? Yes _____ No Unknown _____
 29 If yes, explain: _____

30 I warrant that these statements are true and correct to the best of my/our knowledge.

31 Shonda Darsey 03/02/2023 03/02/2023
 32 Owner/Seller Signature Date Owner/Seller Signature Date
 33 Shonda Darsey

34 We acknowledge receipt of a copy hereof:

35 _____
 36 Buyer Signature Date Buyer Signature Date
 37 _____
 38 _____

