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: 118 N Cassidy Street, Sumner, MS 38957 SELLER(S): Year Rayanne K Hollis and Lena K Koenig Built: 1940 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 □ no Seller has any knowledge of the property's condition. Date 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. Pransfer 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.

PCDS page 1

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 question, 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?	Y	Yes	No	Unk	NA
2.	Does the seller currently occupy the residence?		Yes	No	Unk	NA
3.	Are there certificates of occupancy related to the property?		Yes	No L	Unk	NA
4.	Is the residence a condominium?		Yes	RNO	Unk	NA
5.	Is the residence a modular/mobile home on a permanent foundation?		Yes	ONO	Unk	NA NA
6.	Was the residence built in conformity to approved building codes?		Yes	No 2	Punk [] NA
7.	What dates have the seller occupied the residence?	120	3	1700	Town !	
8.	What is the approximate square footage of the heated/cooled living area	State St.		3333	1620	136
9.	How or by whom was the heated/cooled square footage area determined?	Ma	# 0	ougla	5	
				0		

Are you aware whether all or any portion of the roof has been repaired or replaced? Yes No Unk NA If Yes, please explain here (attach additional pages if necessary).								
Fo your knowledge, ar oof? If Yes, please pr	re there any written warranties presently in place for the ovide a copy.	No Yunk NA						
	current leaks or defects with the roof such as structural ackups, moisture issues, wind damage, or hail damage?	PNO DUNK DNA						
	here (attach additional pages if necessary).	Z NO OTIK NA						
he roof is ye	ears old.	Fin Tue 16						
	III. UTILITIES, INTERNET, AND TELEVISION SERVICES							
Utilities	Service Provider (state NA if Not Applicable)	Average Monthly Bil						
Electricity	Entergy	\$300						
Natural Gas		10 00						
Nater C. II. II.	Town of Sunner	120						
Garbage Collection Propane	Town of Summer	3160						
Solar Panels	* *							
other)								
	from a private wall3	:: Month , Year .						
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			P	v. STRUC	TURAL ITEMS 8	& SOILS	_	1			_	1
Are you aware of any settlement/heaving of soils, any collapsible or expansive soils or poorly compacted fill on the Property?									No	Uı	nk	NA
Are you aware of any past or present movement, shifting, deterioration or other problems with the walls (interior or exterior) or the foundation of the Property?									No	Uı	nk [NA
Are you aware of any tests to determine the composition/compaction of soil or the presence of any "expandable soils" being present on the Property?								Yes	No.	U	nk _	NA
Are you aware	of any fou	undation	n repairs	made in t	he past?			Yes	No	Uı	nk _	NA
a) If YES, is the	ere a writt	ten repo	ort?					Yes	No	U	nk	NA
b) If YES, is the	ere a warr	ranty wh	hich can l	be transfe	erred to the buy	er?		Yes	No	U	nk 🗆	NA
To your knowle	dge, are a	any four	ndation r	epairs cur	rently needed?		П	Yes (Z _{No}	U	nk T	NA
Except for "Cos remodeled, ma or improvemen	de any ad	ditions,	structur					Yes 7	No	\equiv	nk [] NA
700					all work comple of the work.	eted, the nam	e of th	e buil	ding co	ntracto	or wh	0
Were all necess				provals s	ecured in comp	liance with	П	Yes	No	Pu	nk [] NA
If Yes, please				onal page	es if necessary).	ATX.						
If Yes, please e Are you aware Fire	explain he	as ever t	ch additi	ety man	ny portion of th	e (residence) s Windstorm		ire be		of the fo		ng:
If Yes, please e	explain he	as ever t	been dan	nage to a	ny portion of th	e (residence) s	structu	re be Yes Yes	cause o	of the fo	ollowi	ng: NA
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Interior Walls	IY	es	YNO	(Unk	NA	Exterior Walls		Ye	_	No		Unk	
Fireplace	TY	es	Leno		Unk -	NA	Chimney		Ye		No	1	Unk	1
Windows	П	es	No		Unk	NA	Skylights		Ye	5	No		Unk	1
Doors/Door Trim	TY	es	Teno	1	Unk	NA	Rain Gutters		Ye	s	No		Unk	
Ceiling	HY	es	MO		Unk	NA	Driveway		Ye	s	No	-	Unk	
Flooring	TY	es	TANO		Unk	NA	Irrigation Sys		Υe	s	No	-	Unk	
Sinks/Wet Bar	TY	es	Q No	1	Unk	NA	French Drain		Ye	s	No	4	Unk	
Shower	TY	es	& No	T,	Unk	NA	Patio		Ye	s	No		Unk	1
Sauna	TY	es	Y No	П	Unk	NA	Outdoor Fireplac	ce	Ye	s	No	-	Unk	Ш
Jetted Bathtubs	TY	es	No		Unk	NA	Outdoor Kitche	en	Ye	s	No	-	Unk	
Lighting	TY	es	Y No	П	Unk	NA	Soffit(s)/Fascia	(s)	Ye	25	No	5	Unk	-
Ceiling Fans	HY	es	Y No	TI.	Unk T	NA	Stucco/Dryvit		Y	es	No	0	Unk	
Electrical Outlets	TY	es	No	1	Unk	NA	Garage Door		Y	25 4	No		Unk	
Locks	100	es	V No		Unk -	NA		_	Y	es	No		Unk	
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3.	Are you aware if an is currently located a) If Yes, what is to	in a FE	MA Desig	gnated Flo	od Hazar	d Zone?	Y	es PNo	Unk	NA NA
4.	Has the residence e	ver be	en floode	d by risin	g water fr	om the outside?	Y	es PNo	Unk	. NA
5.	Is flood insurance of a) If Yes, please in the premium was la	dicate t	the prem			paid and the date the		es No	Unk	NA NA
6.	Are you aware if any located within a WET					ently designated as be c restrictive uses?	ing Y	es PNo	Unk	NA NA
7.	Walls Doors Attic	Ye:	s Ano s Ano s Ano	Unk Unk Unk	NA NA NA	or damage (at any ti Windows Crawl Spa Basement	ce Y	reason) to es No es No es No	Unk Unk Unk	NA NA NA
	If Yes, please expla	in here	(attach	additiona	pages if	necessary).				
8.	Are you aware of wa	iter per		or dama	ge FOR AI	NY REASON, because		₩No [Unk] NA
	Pipe Fittings	Yes	5 CNO	Unk	□ NA	Condensation	Yes	C No	Unk	NA
	Sewer Overflow	Yes	5 YNO	Unk	NA	Moisture Seep	Yes	4No	Unk	NA
	Sewer Backup	Yes	€No	Unk	NA NA	Leaking Pipes	Yes	ZNo	Unk	NA
	Plumbing Fixtures	Yes	1	Unk	NA NA	Broken Pipes	Yes	-RNO	Unk	NA
	Leaking Appliances	Yes	: Lyano	Unk	☐ NA	Other Causes	Yes	4 No	Unk	NA
nstr	If Yes, please explai VI. BUILT-IN AI uctions to Seller(s):	A TORREST	Tarte St			necessary). ANICAL EQUIPMENT	REMAININ	G WITH R	ESIDENC	E
a)	and the same of th	v does	not exist	or will be	uninstalle	d and removed from the	o roeld	hafana alaa	ine coo	CC TUDOUS
7	the name of the item	using a	line or ")	(," so that	the list be	low will reflect the iter	ns remainin	g with the r	esidence.	SS THROUGH
ь)	If other distinct built- below or use a separa	in appli	ances, sy	stems, or	mechanica	al equipment exist and	will remain	, add them	in the bla	nks provided
c)	Unknown").					city, and the age in y				
d)	Where a "(#)" appear item will remain with	s in the the pro	e entries operty.	below, inc	dicate, in t	he blank space provid	ed immedia	itely therea	fter, how	many of the

e) Indicate in the box provided after the list below if seller knows of a problem with one or more items appearing in the list. GAS/ELECTRIC ITEM GAS/ELECTRIC ITEM AGE electric **Built-In Cooktop** checosic Garbage Disposal Built-In Oven(s) electro Garage Door Opener(s) (#) Built-In Dishwasher Central Air (#)_ 2023 ruc **Built-In Microwave** Central Heat (#) Built-In Ice Maker Water Heaters (#) **Built-in Trash Compactor** Tankless Heater (#) Built-in Range **Ductless HVAC Built-In Refrigerator** We purchased a new \$20,000 K air conditions unit commercial two sits 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. VII. CERTIFICATION SELLER certifies that the information in this Property Condition Disclosure Statement is true and complete to the seller's actual (personal) knowledge as of the date signed by the seller. If a seller of residential real property acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement provided previously, the seller shall deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, shall a seller be required to provide a revised Property Condition Disclosure Statement after the transfer of title from the seller to the buyer or occupancy by the buyer, whichever is earlier. Seller's Signature(s) BUYER acknowledges receipt of a copy of this statement and buyer understands that this information is a statement of certain conditions and information concerning the property known to the seller. It is not a warranty of any kind by the seller and is not a substitute for any home, pest, hazardous waste, or other inspections or testing of the property or inspection(s) of the public records. Buyer's Signature(s) 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 Date of closing Date of closing