

## 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:

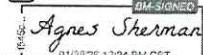
ADDRESS:	74 Blue Water Road, Alligator, MS 38720	75 Desoto Lake Road, Alligator, MS
SELLER(S):	Agnes Sherman	Year Built:

**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**  **no Seller has any knowledge of the property's condition.**

  
Agnes Sherman  
01/29/2026 12:24 PM CST

Jan 29, 2026

Signature(s) of Seller(s)

Date

### 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.

Signature(s) of Seller(s)

Date