

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:

Form with fields for ADDRESS (65 Forrest Hill Cove, Grenada, MS 38901), SELLER(S) (Profilet Estate), and Year Built (1985).

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.

Signature(s) of Seller(s) and Date fields with the signature 'Profilet Estate'.

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.

Transfers pursuant to a court order, to include the following:

- List of transfer types with checkboxes, including 'Transfer by a fiduciary in the administration of an estate, guardianship, conservatorship or trust' which is checked.

Transfers by a Mortgagor who is in default to the Mortgagee, to include the following:

- List of transfer types with checkboxes for mortgage-related transfers.

Other Transfers to include the following:

- List of other transfer types with checkboxes, including 'Transfer to or from any governmental entity' which is checked.

Handwritten signature 'Amy Louise McFell' and date 'May 26, 2024' over the signature and date lines.