

Waiver of Warranty and Redhibition Rights Addendum



IN REFERENCE to the Agreement to Purchase and Sell the real property commonly referred to as
4117 Perrier Street, New Orleans, LA 70115

Dated: _____

between: Thomas Schoenbrun and Patricia Richardson Schoenbrun ("SELLER") and

("PURCHASER"),

the undersigned parties hereby agree as follows:

Providing that Purchaser's inspections, as per the Property Condition/Inspection section on the agreement to purchase and sell referenced above, are satisfactory to Purchaser, Purchaser hereby agrees that THE FOLLOWING STATEMENT WILL BE MADE A PART OF THE ACT OF SALE AND SHALL NOT GO INTO EFFECT UNTIL THE ACT OF SALE.

It is expressly agreed that the immovable property herein conveyed and all improvements and component parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances, and all other items located hereon are conveyed by Seller and accepted by Purchaser "AS IS, WHERE IS," without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the property for the use intended by the Purchaser, without regard to the presence of apparent or hidden defects and with the Purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by reason of any such defects.

Purchaser acknowledges and declares that neither the Seller nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which the Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Purchaser has had full, complete and unlimited access to the property herein conveyed for all tests and inspections which Purchaser, in Purchaser's sole discretion, deems sufficiently diligent for the protection of Purchaser's interests.

Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548, inclusive, and any other applicable state or federal law and the jurisprudence thereunder.

Purchaser also waives any rights Purchaser may have in redhibition to a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the property hereby conveyed to Purchaser by Seller. By Purchaser's signature, Purchaser expressly acknowledges all such waivers and Purchaser's exercise of Purchaser's right to waive warranty pursuant to Louisiana Civil Code Article 2520 and 2548, inclusive.

The herein agreement, upon its execution by both Purchaser and Seller, is herewith made an integral part of the aforementioned Agreement to Purchase and Sell.

Purchaser:

Signature & Date

Signature & Date

Seller:

X Thomas F. Schoenbrun
Signature & Date

Signature & Date

Purchaser:

Signature & Date

Signature & Date

Seller:

X Patricia Richardson Schoenbrun
Signature & Date

Signature & Date

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Description (Address) 4117 Perrier Street
City, State, Zip New Orleans, LA 70115

Seller's Disclosure

(A) Presence of lead-based paint and/or lead-based paint hazards (check (1) or (2) below):

- (1) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing
Explain:
- (2) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(B) Records and reports available to the seller (check (1) or (2) below):

- (1) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing
List documents:
- (2) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial below)

- (C)

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 Purchaser has received copies of all information listed above.
- (D)

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 Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(E) Purchaser has (check (1) or (2) below):

- (1) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (2) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial below)

- (F)

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 Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

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Certification of Accuracy

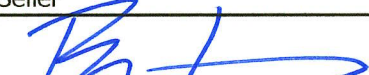
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 1-6-26

Seller Date

 1-6-26

Seller Date

 1/6/2026

Agent Date

Purchaser Date

Purchaser Date

Agent Date

HISTORIC DISTRICT PROPERTY DISCLOSURE

PROPERTY:

4117 Perrier Street, New Orleans, LA 70115			Orleans
Municipal Address	Subdivision	Lot Number	Parish

HISTORIC DISTRICT:

Uptown	
Name	Location Municipal Address

1) Is this property an individually locally nominated or designated historic landmark?

☒ Yes ☐ No

2) Does exterior work to this property require review, approval and certification as compliant by a local historical entity or any other governing body due to its historic status?

☐ Yes ☒ No

3) During current ownership, has all exterior work been reviewed, approved, inspected and certified as compliant by a local historical entity or any other governing body as of the date indicated below?

☐ Yes ☒ No

4) Are there any pending or open permit applications for the property with a local historical entity or any other governing body as of the date indicated below?

☐ Yes ☒ No

If yes, please provide details below or attach documentation.

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5) To the best of the seller's or sellers' knowledge, are there any outstanding violations relating to the historic designation of this property as of the date indicated below?

☐ Yes ☒ No

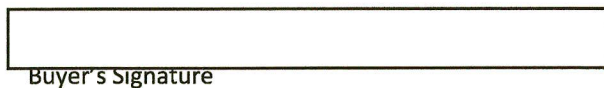
Sellers acknowledge that the information contained herein is current as of this date.


Seller's Signature

Thomas Schoenbrun

Print Name

Date Time AM/PM


Buyer's Signature

Print Name

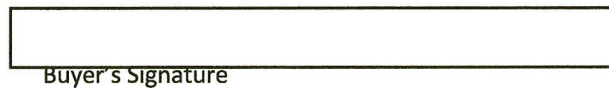
Date Time AM/PM


Seller's Signature

Patricia Richardson Schoenbrun

Print Name

Date Time AM/PM


Buyer's Signature

Print Name

Date Time AM/PM