



PAUL GILMORE & ASSOCIATES, INC.
2920 KINGMAN ST., SUITE 210
METAIRIE, LA 70006
504-456-1234 FAX#: 504-456-1090

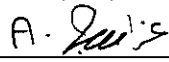
SIGNATURES BY FACSIMILE, E-MAIL, DOCUSIGN & ON COUNTERPARTS

SUBJECT PROPERTY: 851 E AIRLINE DR, KENNER, LA 70062

CONTRACT DATE: _____

It is agreed and understood between all parties, that the above referenced Agreement(s) and any Addendum(s) or Exhibit(s) thereto may be executed and any number of counterparts by the parties hereto in separate counterparts and/or by facsimile, DocuSign, email, and/or by any other electronic means, each of which when executed and delivered shall be deemed to be an original and all of which when taken together shall constitute but one and the same instrument and shall further be deemed by all parties as legal and binding agreement(s).

Further, the parties agree, if requested to do so, to date and sign the original(s) when presented to them as dated and signed on said facsimile, e-mail, DocuSign and/or other document to sign electronically.

_____		DocuSigned by: 	6/3/2024
PURCHASER/LESSEE	DATE	SELLER/LESSOR	DATE
_____		_____	
PURCHASER/LESSEE	DATE	SELLER/LESSOR	DATE

Saved As: c:/desktop/listingdocuments/As Is (rev. 7/2013)

PAUL GILMORE & ASSOCIATES, INC.
2920 KINGMAN ST., SUITE 210
METAIRIE, LA 70006

PROPERTY DIMENSIONS ADDENDUM

SUBJECT PROPERTY: 851 E AIRLINE DR. KENNER, LA 70062

AGREEMENT TO PURCHASE OR SELL SUBJECT PROPERTY DATED: _____

It is agreed by the undersigned that the following terms and conditions are hereby made a part of the above referenced agreement to purchase or sell (hereinafter referred to as this/the Purchase Agreement):

Purchaser acknowledges that there may be variances between the quoted and the actual square footage(s), room sizes and lot sizes of the subject property (all hereinafter referred to collectively as "Property Dimensions") and therefore the Purchaser does not rely on any property dimensions information provided by the Real Estate Brokers and/or Real Estate Agents.

Purchaser has 10 calendar days after acceptance of this Purchase Agreement by all parties to determine from independent sources the property dimensions, and if any are not satisfactory to Purchaser, then Purchaser can cancel this agreement by providing Seller or Seller's designated Agent with written notice within the aforementioned time.

If Purchaser does not timely cancel this agreement in writing as stated, then it will be conclusively presumed that the property dimensions are satisfactory to Purchaser regardless of what may be subsequently discovered either prior to or after the act of sale.

Purchaser hereby releases Seller and all agents/brokers from any and all liability, responsibility and obligation associated with property dimensions to include, but not limited to, the quoting of inaccurate property dimensions, expense/loss incurred related to performing property inspection, expense/loss incurred in applying for or obtaining a loan, expense/loss for the determination of property dimensions, expense/loss for furniture/closing transportation or storage and any or all housing related expense or loss.

_____	_____	DocuSigned by:  45A8B43513DC4F3...	6/3/2024
PURCHASER	DATE	SELLER	DATE

_____	_____	_____	_____
PURCHASER	DATE	SELLER	DATE

The Federal Emergency Management Agency (FEMA) has implemented a nationwide effort to update and modernize flood hazard maps. Consistent with this effort, FEMA has distributed preliminary flood hazard maps for public consideration, comment and appeal prior to adoption and finalization of the maps. As a result, the current information provided to Sellers or Buyers regarding property flood risk is based on information in the aforementioned preliminary flood hazard maps.

1. www.lamappingproject.com
2. www.fema.gov
3. www.floodsmart.gov

Property Address: 851 E Airline Dr

LA 70062

6/3/2024

Sender	Date
4FA8B436130C4F3...	

Seller	Date
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Seller Agent _____ Date _____

Paul Gilmore & Associates, Inc.



DEPOSIT ADDENDUM
TO LOUISIANA RESIDENTIAL AGREEMENT TO BUY OR SELL

851 E AIRLINE DR, KENNER, LA 70062

DEPOSIT HELD BY BROKER¹

When a dispute exists in a real estate transaction regarding the ownership or entitlement to funds held in a sales escrow checking account, the broker holding the funds is required to send written notice to all parties and licensees involved in the transaction. Within 60 days of the scheduled closing date or knowledge that a dispute exists, whichever occurs first, the broker shall do one of the following:

- 1. disburse the funds upon the written and mutual consent of all of the parties involved;
- 2. disburse the funds upon a reasonable interpretation of the contract that authorizes the broker to hold the funds. Disbursement may not occur until 10 days after the broker has sent written notice to all parties and licensees;
- 3. place the funds into the registry of any court of competent jurisdiction and proper venue through a concursus proceeding;
- 4. disburse the funds upon the order of a court of competent jurisdiction;
- 5. disburse the funds in accordance with the Uniform Unclaimed Property Act of 1997 as set forth in R.S. 9:151 et seq.

DEPOSIT HELD BY THIRD PARTY

These requirements do not apply when a dispute arises regarding the ownership or entitlement to a Deposit held by a third party. The Louisiana Real Estate Commission may not have jurisdiction over those third parties holding the funds.

Deposit held by: CLOSING TITLE COMPANY

Buyer's Signature

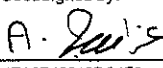
Print Name

Date Time ☐ AM ☐ PM

Buyer's Signature

Print Name

Date Time ☐ AM ☐ PM

DocuSigned by:


Seller's Signature
Azzam Massassati

Print Name
6/3/2024

Date Time ☐ AM ☐ PM

Seller's Signature

Print Name

Date Time ☐ AM ☐ PM

¹ Louisiana Administrative Code Title 46, Chapter LVXII, Section 2901.

CONSENT TO DISCLOSURE OF CLOSING DISCLOSURE, HUD-1 AND/OR
 ALTA SETTLEMENT STATEMENTS

PROPERTY ADDRESS: 851 E AIRLINE DR. KENNER, LA 70062

In connection with your real estate transaction for the purchase and sale of the property described hereinabove, closing notary (hereinafter referred to as "Settlement Agent"), will either prepare, and/or control the release of, the Closing Disclosure, HUD-1 and/or ALTA Settlement Statement (collectively hereinafter referred to as "Settlement Statements"), that itemizes all of the fees and charges that the buyer and seller will be responsible for in the real estate transaction. To ensure the accuracy of the information contained in the Settlement Statements in advance of closing, closing notary, with the necessary consents, may provide copies of the Settlement Statements to the buyer, seller and their real estate agents and brokers for review, and for them to use in their own process of completing their documentation of the transaction. Unless otherwise authorized by law, closing notary and the respective brokers and agents will not disclose the Settlement Statements related to your real estate transaction to third parties without your consent. Note that the Settlement Statements may contain certain information that is considered to be "Non-Public Personal Information (NPPI)" about the buyer and/or the seller. This information may include the buyer's loan amount, interest rate, Annual Percentage Rate ("APR"), monthly payment, seller's mortgage and other lien or encumbrance information, property tax, homeowners association charges and other information. The real estate agents and their brokers will use the information contained within the Settlement Statements for purposes related to this specific transaction, to meet Louisiana Real Estate Commission record keeping requirements and to assemble performance metrics for the real estate brokerage company, and its affiliates, and whatever local board and MLS systems of which they are a member.

☒ Yes, Buyer(s) do consent to the following ☒ Yes, Seller(s) do consent to the following
☐ No, Buyer(s) do not consent to the following ☐ No, Seller(s) do not consent to the following

In connection with the real estate transaction for the property described hereinabove, the undersigned hereby authorize and instruct closing notary to disclose the Settlement Statements to the buyer (for the buyer's side of the transaction), seller (for the seller's side of the transaction), and to the real estate agents and brokers participating in this transaction (for both the buyer's and seller's side of the transaction, regardless of which party the agent and broker represent). The purpose of this disclosure is to effectuate the above described real estate transaction and this authorization will remain in full force and effect, subject to my right to revoke this authorization in writing at any time, for a period of one (1) year from time of execution. I have been informed that I may refuse to authorize the disclosure of these Settlement Statements and have had explained to me the consequences of my refusal to authorize release of the information. It is further authorized by the undersigned parties that closing notary be authorized to provide a copy of the executed sale or transfer deed to the real estate agents and brokers participating in this transaction.

I have read and understand the terms of this **CONSENT TO DISCLOSURE OF CLOSING DISCLOSURE, HUD-1 AND/OR ALTA SETTLEMENT STATEMENT** and agree to the terms stated herein. A photocopy of this authorization will be deemed as valid as the original.

BUYER:

SELLER:

DATE

DATE

DocuSigned by:

 4EA8B43613DC4F3...
 6/3/2024

 DATE

DATE

Customer Information Form



What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee: _____

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor: _____

By: _____

Title: _____

Date: 6/3/2024

Licensee: _____

PAUL GILMORE & ASSOCIATES, INC.

Date: _____



ADDENDUM TO PURCHASE AGREEMENT DATED:

THE SUBJECT PROPERTY IS SOLD "AS IS" WITH WAIVER OF REDHIBITION AS PER THE ATTACHED "AS IS" CLAUSE ADDENDUM. CLOSING NOTARY IS HEREIN AND HEREWITH AUTHORIZED, DIRECTED, AND INSTRUCTED, IN CONJUNCTION WITH CLOSING NOTARY'S STANDARD "AS IS" CLAUSE, TO INCORPORATE INTO THE ACT OF SALE DOCUMENT LANGUAGE, THE EXACT LANGUAGE OF THE ATTACHED "AS IS" CLAUSE ADDENDUM.

SELLER SHALL PAY AT CLOSING A REAL ESTATE COMMISSION ON THE GROSS SALE PRICE OF THE SUBJECT PROPERTY AS OUTLINED IN THE LISTING AGREEMENT DATED: _____. CLOSING NOTARY IS HEREIN AND HEREWITH AUTHORIZED, DIRECTED, AND INSTRUCTED TO DEDUCT SAID REAL ESTATE COMMISSION FROM THE SALE PROCEEDS AND TO DISBURSE.

- 1.) "AS IS" CLAUSE ADDENDUM.
- 2.) PROPERTY DISCLOSURE DOCUMENT FOR RESIDENTIAL REAL ESTATE—
9 PAGES
- 3.) DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT & LEAD-BASED
PAINT HAZARDS.
- 4.) DISCLOSURE OF INFORMATION ON MOLD/MILDEW.
- 5.) MOLD DISCLOSURE AND WAIVER FORM.
- 6.) STATEMENT REGARDING KEYS FORM.
- 7.) RECEIPT OF PROPERTY DISCLOSURE DOCUMENT FOR RESIDENTIAL REAL
ESTATE FORM.

DocuSigned by:
A. J. ...
6/3/2024
DATE

SELLER _____ DATE _____