

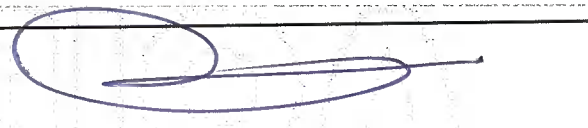
**Bayou Title, Inc.**  
 \*\*\*\*\* REAL ESTATE CLOSING \*\*\*\*\*  
 Borrower: BAILEY DAVID GRIFFITH and MEGAN MONSOUR GRIFFITH  
 Seller: DAVID STEPHEN PRUDHOMME and PARRISH FOREST PRUDHOMME  
 Lender: Standard Mortgage Corporation  
 Property: 10031 TOULOUSE DRIVE/SHREVEPORT  
 Settlement Date: August 20, 2020  
 Disbursement Date: August 20, 2020  
 Check Amount: \$245.00  
 SH474-20/21  
 Pay To: RE/MAX REAL ESTATE SERVICES  
 For: Commissions  
 Transaction Fee (H.06) \$245.00

1042

0001042 0654001531 00615007591

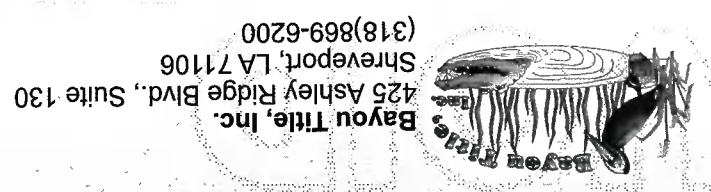
Commissions

TO THE ORDER OF  
 RE/MAX REAL ESTATE SERVICES  
 9242 ELLERBE ROAD, SUITE 100  
 SHREVEPORT, LA 71106-6710



VOID AFTER 180 DAYS

PAY ---Two Hundred Forty-Five and 00/100 Dollars



001042  
 SH474-20  
 AMOUNT \$245.00  
 DATE 08/20/2020  
 Hancock Whitney  
 Louisiana

THIS MULTITONE AREA OF THE DOCUMENT CHANGES COLOR GRADUALLY AND EVENLY FROM DARK TO LIGHT WITH THE DARKER AREAS AT THE TOP AND BOTTOM.

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 Borrower: BAILEY DAVID GRIFFITH and MEGAN MONSOUR GRIFFITH  
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1042

\*\*\*\*\* REAL ESTATE CLOSING \*\*\*\*\*

Bayou Title, Inc.

Borrower: BAILEY DAVID GRIFFITH and MEGAN MONSOUR GRIFFITH  
 Seller: DAVID STEPHEN PRUDHOMÉ and PARRISH FOREST PRUDHOMÉ  
 Lender: Standard Mortgage Corporation  
 Property: 10031 TOULOUSE DRIVE/SHREVEPORT  
 Settlement Date: August 20, 2020  
 Disbursement Date: August 20, 2020  
 Check Amount: \$10,797.00  
 Pay To: RE/MAX REAL ESTATE SERVICES  
 For: Commissions  
 Seller - Selling Agent Commission (H.02) \$10,797.00

Closer/Responsible Party:

243295

\*\*\*\*\* REAL ESTATE CLOSING \*\*\*\*\*

⑆001040⑆ ⑆065400153⑆ ⑆0061500759⑆

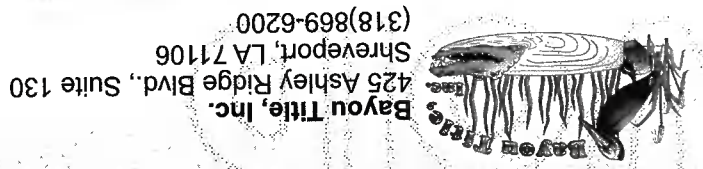
Commissions

TO THE ORDER OF  
 RE/MAX REAL ESTATE SERVICES  
 9242 ELLERBE ROAD, SUITE 100  
 SHREVEPORT, LA 71106-6710



VOID AFTER 180 DAYS

PAY ----- Dollars --Ten Thousand Seven Hundred Ninety-Seven and 00/100



AMOUNT	DATE
\$10,797.00	08/20/2020
001040	

Hancock Whitney Louisiana

SH474-20

THIS MULTI-TONE AREA OF THE DOCUMENT CHANGES COLOR GRADUALLY AND EVENLY FROM DARK TO LIGHT WITH THE DARKER AREAS AT THE TOP AND BOTTOM.

# Closing Disclosure

## Closing Information

Date Issued	08/18/2020
Closing Date	08/20/2020
Disbursement Date	08/20/2020
Settlement Agent	Bayou Title, Inc.
File #	SH474-20
Property	10031 TOULOUSE DRIVE SHREVEPORT, LA 71106
Sale Price	\$359,900

## Summaries of Transactions

**M. Due to Seller at Closing** **\$360,090.78**

01 Sale Price of Property \$359,900.00

02 Sale Price of Any Personal Property Included in Sale

03 HOA Dues 08/21/20-12/31/20 \$190.78

04

05

06

07

08

### Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes

10 County Taxes

11 Assessments

12

13

14

15

16

### N. Due from Seller at Closing

**\$266,688.24**

01 Excess Deposit

02 Closing Costs Paid at Closing (J) \$11,407.00

03 Existing Loan(s) Assumed or Taken Subject to

04 Payoff of First Mortgage Loan to WELLS FARGO HOME \$244,942.35

05 Payoff of Second Mortgage Loan

06

07

08 Seller Credit \$8,000.00

09

10

11

12

13

### Adjustments for Items Unpaid by Seller

14 City Taxes 01/01/20 to 08/21/20 \$601.81

15 Parish Taxes 01/01/20 to 08/21/20 \$1,737.08

16 Assessments

17

18

19

## CALCULATION

Total Due to Seller at Closing (M) **\$360,090.78**

Total Due from Seller at Closing (N) **-\$266,688.24**

Cash  From  To Seller **\$93,402.54**

## Transaction Information

**Borrower** BAILEY DAVID GRIFFITH and MEGAN MONSOUR  
GRIFFITH  
10031 TOULOUSE DRIVE  
SHREVEPORT, LA 71106

**Seller** DAVID STEPHEN PRUDHOMÉ and PARRISH FOREST PRUDHOMÉ  
1105 FOREST TRAIL DRIVE  
SHREVEPORT, LA 71106

## Contact Information

### REAL ESTATE BROKER (B)

Name	REMAX REAL ESTATE SERVICES
Address	9242 ELLERBE ROAD, SUITE 100 SHREVEPORT, LA 71106
LA License ID	0995683486
Contact	JOEL HALL
Contact LA License ID	0995681198
Email	JOELHALL@REMAX.COM
Phone	318-862-3560

### REAL ESTATE BROKER (S)

Name	MAYCO REAL ESTATE
Address	752 DALZELL STREET SHREVEPORT, LA 71104
LA License ID	0995690695
Contact	PARRISH PRUDHOMÉ
Contact LA License ID	0995690986
Email	PARRISH.PRUDHOMÉ@GMAIL.COM
Phone	(318)294-0791

### SETTLEMENT AGENT

Name	Bayou Title, Inc.
Address	425 Ashley Ridge Blvd. Suite 130 Shreveport, LA 71106
LA License ID	257049
Contact	Thomas Hamuel
Contact LA License ID	28593
Email	thomas@bayoutitle.com
Phone	(318)869-6200

## Confirm Receipt

DAVID STEPHEN PRUDHOMÉ

PARRISH FOREST PRUDHOMÉ

*David Griffith*  
*Parrish F. Prudhome*

# Closing Cost Details

Loan Costs		
<b>A. Origination Charges</b>		
01 % of Loan Amount (Points)		
02 Loan Origination Fee to Standard Mortgage Corporation		
03 Wire Fee to Standard Mortgage Corporation		
04		
05		
06		
<b>B. Services Borrower Did Not Shop For</b>		
01 Appraisal Fee to Standard Mortgage Corporation		
02 Credit Report Fee to Standard Mortgage Corporation		
03 Flood Cert Fee to Standard Mortgage Corporation		
04 Tax Service Fee to Standard Mortgage Corporation		
05		
06		
<b>C. Services Borrower Did Shop For</b>		
01 Pest Inspection to JP PESTS AWAY, LLC		
02 Title - Abstract and Exam to Bayou Title, Inc.		
03 Title - ALTA Endorsement 5 (Planned Unit Development) to Bayou Title, Inc.		
04 Title - Closing Protection Letter Fee to Old Republic National Title Insurance Company		
05 Title - Lender's Title Insurance to Bayou Title, Inc.		
06 Title - Lenders ALTA Endorsement 8.1 (Environmental Protection Lien) to Bayou Title, Inc.		
<b>Other Costs</b>		
<b>E. Taxes and Other Government Fees</b>		
01 Recording Fees	Deed: \$105.00 Mortgage: \$205.00	
02		
<b>F. Prepays</b>		
01 Homeowner's Insurance Premium ( mo.)		
02 Mortgage Insurance Premium ( mo.)		
03 Prepaid Interest ( per day from ) to ( )		
04 Property Taxes ( mo.)		
05		
<b>G. Initial Escrow Payment at Closing</b>		
01 Homeowner's Insurance		
02 Mortgage Insurance		
03 Property Taxes		
04 Parish Taxes		
05		
06 Aggregate Adjustment		
<b>H. Other</b>		
01 Home Warranty to OLD REPUBLIC HOME WARRANTY		\$500.00
02 Seller - Selling Agent Commission to RE/MAX REAL ESTATE SERVICES		\$10,797.00
03 Title - Owner's Title Insurance (optional) to Bayou Title, Inc.		
04 Title - Seller Cancellation Fee to Bayou Title, Inc.		\$75.00
05 Title - Seller Payoff Delivery Fee to Bayou Title, Inc.		\$35.00
06 Transaction Fee to RE/MAX REAL ESTATE SERVICES		
<b>J. TOTAL CLOSING COSTS</b>		\$11,407.00

Seller-Paid At Closing Before Closing

# WOOD DESTROYING INSECT REPORT

Approved by the Louisiana Structural Pest Control Commission (LAC Title 7 Agriculture and Animals Part XXX, Structural Pest Control Chapter 1, Section 121) and the Louisiana Pest Management Association.

THIS REPORT IS MADE IN ACCORDANCE WITH AND SUBJECT TO THE CONDITIONS ON REVERSE SIDE OF THIS PAGE.

A-qualified inspector employed by this company has carefully inspected all accessible areas of the structure(s) on the property located at the address below for termites and other wood destroying insects. This report specifically excludes hidden and/or inaccessible areas of damage and the past WARNING: The inspection described herein has been made on the basis of visible evidence in readily accessible areas and this report is submitted without warranty, guarantee or representation as to concealed evidence of infestation or damage or as to future infestation. If there is any evidence of wood destroying insects in the structure(s) inspected, it must be assumed that there is some damage. This is not a termite-free certificate.

WOOD DESTROYING INSECT INFORMATION	
1. HUD/FHA/VA CASE NUMBER	2. DATE OF INSPECTION
	07/08/2020
3A. NAME OF INSPECTION COMPANY: JP Pests Away, LLC	
3B. ADDRESS OF INSPECTION COMPANY (include Street, City, State and Zip Code): 1645 Benton Road Bossier City, LA 71111	
3C. ADDRESS OF PROPERTY (include Street, City, State and Zip Code): 18031 Toulouse Dr Shreveport, LA 71106	
4. PEST CONTROL OPERATOR LICENSE NUMBER: 10512	5A. NAME OF PROPERTY OWNER/SELLER: House
5B. ADDRESS OF PROPERTY (include Street, City, State and Zip Code):	5C. STRUCTURE(S) INSPECTED ON PROPERTY:

6. WERE ANY AREAS OF THE STRUCTURE(S) OBSTRUCTED OR INACCESSIBLE?	
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO (If "Yes", see section IV on the reverse side)
7. TYPE OF CONSTRUCTION	
<input checked="" type="checkbox"/> Sub	<input type="checkbox"/> Raised Pier
8. BASED ON CAREFUL VISUAL INSPECTION OF THE READILY ACCESSIBLE AREAS OF THE STRUCTURE(S) ON THE DATE INSPECTED	
<input checked="" type="checkbox"/> A. No visible evidence of wood destroying insects observed. <input type="checkbox"/> B. Visible evidence of wood destroying insects was observed. <input type="checkbox"/> C. Evidence found and has been observed in the following area(s): <input type="checkbox"/> D. Treatment was or will be performed by inspection company. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES If yes, explain:	

9. ADDITIONAL COMMENTS (if additional space is required, continue on reverse)

Due to COVID 19 did not check inside

10. All parties should be aware of certain conditions that increase the possibility of undetected live wood destroying insects. These conditions include wood to ground contact, slab below grade, vegetation or vines growing on exterior walls, both traps without visual access and live destroying insects under or within 12 inches of the structure(s) inspected, and if found, shall be listed in Section 9.

11. STATEMENT OF PEST CONTROL OPERATOR

A. The inspection covered the readily visible accessible areas of the structure(s) only. Attention was given to those visually accessible areas which have been previously susceptible to attack by wood destroying insects. Probing or visually inspecting end/or damage was not performed.

B. The inspection did not include areas which were obstructed or inaccessible at the time on inspection.

C. This is not a structural damage report.

D. Neither I nor the company for which I am acting is associated in any way party to this transaction.

E. I state that neither I nor the company for which I am acting is associated in any way party to this transaction.

ARBITRATION CLAUSE

The Customer and the Company shall agree that any controversy or claim between them arising out of or relating to this agreement shall be settled exclusively and finally by arbitration. The arbitration shall be conducted in accordance with the Louisiana Binding Arbitration Law, La. Rev. Stat. 9:4201 et seq. The arbitrator shall be a neutral third party mutually chosen by the Customer and the Company to hear their claims and render a decision. The decision of the arbitrator shall be a final and binding resolution of the dispute, which may be entered and made enforceable by any court of competent jurisdiction. The parties hereto agree that neither party shall sue the other over anything contained in this agreement except for enforcement of the arbitrator's decision. In no event shall either party be liable to the other for indirect, special or consequential damages or loss of anticipated profits.

12. SIGNATURE AND NUMBER OF INSPECTOR:  
Philip McDonald 10512

13. DATE  
07/08/2020

14. REPORT REQUESTED BY:  
Philip McDonald 10512

15. REPORT RECEIVED BY:

16. TITLE

17. DATE

RECEIPT (Signatures below not the responsibility of inspecting company)

I have received the original or a legible copy of the form and I agree to the terms and conditions therein.

SIGNATURE OF OWNER/AGENT OF PROPERTY INSPECTED  
DATE: 8/20/20

SIGNATURE OF PURCHASER OF PROPERTY INSPECTED  
DATE: 8/20/20

SHREVEPORT  
9242 Ellerbe Road,  
Suite 100  
Shreveport, La 71106  
Office: 318-862-3560  
Fax: 318-861-5272



BOSSIER  
2323 Old Minden  
Bossier City, La  
71112  
Office: 318-752-2700  
Fax: 318-746-4402

BUYER FINAL WALKTHROUGH

Property Address: 10031 Tomasa Shreveport, LA 71104

Notice to Buyer: The contract provides that the Seller shall deliver possession of the Property in the same condition as on the date you executed the contract, ordinary wear and tear accepted.

The final Walkthrough Inspection allowed by the Residential agreement to Buy or Sell was completed on 8/19/20. The conditions are satisfactory and Buyer accepts property in its present condition.

The Final Walkthrough Inspection allowed by the Residential Agreement to Buy or Sell has been completed and the conditions stated below are unsatisfactory and hereby not approved by the Buyer. Deficiencies and requested remedies are listed below.

We understand that real estate agents, brokers and Seller have no responsibility or liability to repair or replace any part, system or equipment in or on the Property after Closing.

Buyer \_\_\_\_\_  
Date 8/20/20

Seller \_\_\_\_\_  
Date 8/20/20

Buyer \_\_\_\_\_  
Date 8/20/20

Seller \_\_\_\_\_  
Date 8/20/20

Buyer's Agent \_\_\_\_\_  
Date 8/20/20

Seller \_\_\_\_\_  
Date 8/20/20