

BUYER RESPONSE TO PROPERTY INSPECTION & DUE DILIGENCE

Subject Property: 10031 TOULOUSE DR. SHREVEPORT, LA 71106

MLS# 266088

RESIDENTIAL AGREEMENT TO BUY AND SELL Dated: 06/23/2020

between

Buyer(s): Bailey Griffith and Megan Griffith

and

Seller(s): David Prudhome and Parrish Prudhome

- Inspections and due diligence allowed by the Residential Agreement to Buy and Sell have been completed. The reports and the conditions stated therein are satisfactory and hereby approved by BUYER and BUYER elects to proceed to closing.
- Inspections and due diligence allowed by the Residential Agreement to Buy and Sell have been completed. The reports and the conditions stated therein are unsatisfactory and hereby not approved by BUYER. Deficiencies and the desired remedies are listed below:

1. Have licensed roofing company give a report of the roof's integrity. (Inspector was unable to get on due to it still being wet from previous rainfall) Make repairs as noted due to nail pops, etc listed in report.
2. Have a licensed plumber address all leaks and make repairs as noted in the report (hose bibs, sink faucet, & toilet)
3. Have areas caulked that were noted in report.
4. Have base of garage frame that is rotted replaced and painted.
5. Have licensed HVAC company clean and service both units, add insulation on exterior lines where noted, and make sure drain line is traveling downhill as it is currently not.
6. Any lightbulbs that are out to be replaced.
7. Have carpets professionally cleaned & provide receipt prior to closing.
8. Have swing set removed.
9. Secure fireplace gas valve ring.
10. Have upper panel of garage door that is damaged repaired/replaced.

BUYER has completed buyer's due diligence allowed by the Residential Agreement to Buy and Sell and elects not to proceed toward the act of sale and does hereby declare the Residential Agreement to Buy and Sell null and void. If repairs are requested, BUYER has attached a copy of all applicable inspection reports. Remedy of any or all of the deficiencies listed herein are to be made at SELLER'S expense. SELLER shall respond in writing within seventy-two (72) hours after receipt or within seventy-two (72) hours after SELLER'S DESIGNATED AGENT has received this Buyer Response to Property Inspection, whichever is earlier. Seller response shall be made on the Seller Response to Property Inspection form (Page 2).

If SELLER refuses to remedy any or all of the deficiencies listed herein, BUYER shall have seventy-two (72) hours from the date of the Seller Response to Property Inspection, or from the date that such response was due, whichever is earlier, to (a) accept the Seller Response to Property Inspection, or (b) accept the Property in its current condition, or (c) terminate the Residential Agreement to Buy and Sell. BUYER response shall be made on the Buyer Final Response form (Page 2).

If BUYER fails to respond in writing to the Seller Response to Property Inspection within the seventy-two (72) hours specified herein, or if BUYER elects to terminate the Residential Agreement to Buy and Sell, the Agreement shall be automatically ipso facto null and void, with no further action required by either party, except for return of the Deposit to the BUYER.

This agreement does not void any prior written agreement between the parties for the correction or repair of other property deficiencies that are not listed herein, and any prior written agreement shall remain binding on the parties.

<i>Bailey Griffith</i> <small>Buyer Signature</small>	<small>dotloop verified 07/07/20 5:25 PM CDT 5QIG-UJRW-BDFS-MVRD</small> <i>Megan Griffith</i> <small>Buyer Signature</small>	<small>dotloop verified 07/07/20 4:31 PM CDT QPJ-UDES-Z7E8-VWSC</small> <small>Date</small>
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Buyer Response To Property Inspection & Due Diligence Received by Seller's designated agent: 7/7/20 5:45 PM

Acknowledgement of Seller's Agent: DocuSigned by: *Parrish Prudhome* Date /Time received

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SELLER RESPONSE TO PROPERTY INSPECTION & DUE DILIGENCE

Subject Property: 10031 TOULOUSE DR. SHREVEPORT, LA 71106 **MLS#** 266088

RESIDENTIAL AGREEMENT TO BUY AND SELL Dated: 06/23/2020 **between**

Buyer(s): Bailey Griffith and Megan Griffith **and**

Seller(s): David Prudhome and Parrish Prudhome

Seller agrees to remedy all items listed on the Buyer Response to Property Inspection at least five (5) working days prior to the act of sale and will provide Buyer with copies of paid receipts or other proof of repairs.

Seller agrees to remedy only those items on the Buyer Response to Property Inspection that are listed below, at least five (5) working days prior to the act of sale **and will provide Buyer with copies of paid receipts or other proof of repairs.**

Sellers agree to remedy items 1-3 and 5-9.

In lieu of seller agreeing to remedy any item on the Buyer Response to Property Inspection, Seller agrees to pay to BUYER the sum of: _____ Dollars (_____) at the act of sale to remedy such deficiencies, unless disallowed by the lender. Acceptance of this sum by Buyer shall be considered full and complete payment for the remedy of such deficiencies, regardless of the actual cost.

Seller will not remedy any item listed on the Buyer Response to Property Inspection and Due Diligence.

DocuSigned by: <i>David Prudhome</i> Seller's Signature 189DE07E2E674BA...	7/8/2020 3:42 PM CDT Date	DocuSigned by: <i>Parrish Prudhome</i> Seller's Signature 8052ECEF47964A1...	7/8/2020 2:29 PM CDT Date
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Seller's Response to Buyer's Response to Property Inspections and Due Diligence was received by Buyer's Designated Agent:

07/08/2020
Date/Time Received



BUYER FINAL RESPONSE

All terms and conditions of due diligence and inspections have been satisfied and Buyer accepts SELLERS RESPONSE above and elects to proceed toward act of sale.

Buyer rejects SELLERS RESPONSE to property inspection and elects to terminate Buy/Sell Agreement; deposit shall be returned to Buyer as long as all deadlines have been adhered to according to the Agreement to Buy and Sell.

Buyer:	<i>Bailey Griffith</i>	dotloop verified 07/09/20 8:17 AM CDT MHCN-6143-3TW8-K5OP
Buyer:	<i>Megan Griffith</i>	dotloop verified 07/09/20 10:19 AM CDT VAFX-GSGO-SCST-D7TA
Seller's Acknowledgement:	DocuSigned by: <i>Parrish Prudhome</i>	7/10/2020 2:54 PM CDT
Seller's Acknowledgement:	DocuSigned by: <i>David Prudhome</i>	7/10/2020 2:56 PM CDT