

# M.L.S., INC.

A wholly owned Subsidiary of the Northwest Louisiana Association of REALTORS®. M.L.S. Inc. is not a party to this Agreement.

## Exclusive Right to Sell Listing Agreement

The undersigned Owner(s) exclusively lists and places with the undersigned Real Estate Broker (hereinafter referred to as "Broker") for sale or lease as indicated, upon the terms as indicated, the real estate municipally described as:

Address: 10031 Toulouse Dr City: Shreveport State: LA Zip: 71106-8522

Legal Description: LOT 57, ST. CHARLES PLACE SUBDIVISION, UNIT NO. 2, 161329-37-57

Including all buildings, components, and fixtures, except those specifically noted in writing, located on the property as of the listing date.

### Definitions

"Owner" shall mean all owners and/or duly authorized representative. "Purchase" "sale" and "sold" shall refer to any sale, lease, exchange or transfer of ownership or interest in the property. "Purchaser" shall mean any buyer, lessee, or exchange recipient.

Owner(s): David Prudhome Parrish Prudhome

Mailing Address: 10031 Toulouse Dr.  
Shreveport, LA 71106

Email Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

List Price: \$359,900.00 Listing Beginning Date: 06/18/2020 Listing Ending Date: 12/18/2020

Employment of Broker shall continue through the listing ending date, unless a purchase agreement is in effect, in which case the employment shall continue until that purchase agreement has closed.

### Broker's Compensation

If sold: N/A \_\_\_\_\_ (% or flat fee) of the gross sales price.

If leased: \_\_\_\_\_ (addendum may accompany).

### Broker's compensation is fully earned when:

1. The property is contracted to be purchased, at the listing price or any other price to which Owner may agree, during the term of this agreement or any extensions thereof, regardless of (A) who negotiated the agreement, or (B) the identity of the purchaser with whom the agreement is reached;
2. The Broker produces a signed offer from a party ready, willing, and able to purchase, on the terms herein described, even if Owner(s) rejects the offer;
3. The property is sold or exchanged by Owner within a period of 180 days (Broker Protection Period) following the term or the cancellation of this Contract or any extensions thereof to anyone to whom the property was presented during the term of this Contract. However, this provision shall not apply if Owner has entered into a valid written listing agreement with another licensed real estate broker during the protection period.

### Owner agrees to:

1. Provide complete information to Broker regarding the ownership of the property. Owner represents, to the best knowledge of Owner, that the Owner named above is/are the sole entities currently having an ownership interest in the property;
2. Provide such other information regarding the property as Broker may reasonably request. This includes but is not limited to tax assessments and charges, current or pending liens or assessments, and knowledge of hidden defects. Owner represents that, to Owner's knowledge, there are no undisclosed defects in the property, and that the title is good, valid, merchantable and qualifies for title insurance, containing only normal and usual exceptions, such as those relating to public utility servitudes and restrictions and/or homeowner's association covenants;
3. Cooperate fully and not to obstruct the sale of the property during the term of this agreement;
4. Immediately refer to Owner's Designated Agent all prospective purchasers or brokers/agents who contact Owner for any reason and to provide Owner's Designated Agent with their names and addresses.

Owner's Initials PP / PP

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**Additional Stipulations:**

1. This listing will be filed with MLS, Inc. to be referred to its members, so that such members may procure or attempt to procure a purchaser for the property, and Broker is further authorized to provide timely notice of status changes of the listing to the MLS and to provide sales information, including selling price, to the MLS upon sale of the property.
2. After 90 days from the listing beginning date, Broker agrees to cancel this contract within 10 days of Owner's written request.
3. Broker acknowledges responsibility to pay all commissions and to comply with State law.
4. Broker is authorized to accept a deposit on the property and owner acknowledges that in the event of a disputed deposit the Broker will deal with the disputed funds in accordance with Louisiana Real Estate Commission requirements at the time that the dispute becomes known to Broker.
5. Broker is authorized to instruct the closing agent to withhold and disburse, from the Owner's funds at closing, the compensation due Broker.
6. In the event that the property is leased or rented to the ultimate Purchaser, the Broker Protection Period shall extend to NA days following the termination of the lease or rental period.
7. Should Broker file suit for non-payment of commission, Broker shall also be entitled to recover reasonable attorney fees and costs from Owner, including the reasonable charges of experts.
8. This agreement is binding upon the heirs, successors, and assigns of Owner and Broker.
9. Broker is authorized to provide copies of the Property Condition Disclosure form and the M.L.S. Property Data Sheet to interested parties, and Broker is held harmless and indemnified by Owner for any misrepresentations therein.
10. The property will be offered, shown, and made available in accordance with Federal Fair Housing Law.
11. This agreement may be signed in counterparts, and each counterpart will be considered an original, but all of which, when taken together shall constitute one instrument. The transmission or receipt of a facsimile (fax) or other electronic transmission of this agreement shall have the same effect as a paper documentation and manual signatures and initials.
12. Additional provisions: \_\_\_\_\_

**Agency Disclosure**

Broker designates Parrish F. Prudhome as the Owner's Designated Agent(s), the only legal agent(s) of the Owner. Owner is advised that all potential purchasers will be represented by the Agent with whom they are working, regardless of their brokerage affiliation. Owner is advised to refrain from discussing the terms upon which Owner might sell or Owner's motivation for selling with anyone other than the Designated Agent(s). Broker reserves the right to name additional Designated Agents when, in Brokers discretion, it is necessary. Owner recognizes that the Designated Agent will attempt to interest Purchaser clients in the property, and that this will, with subsequent written consent of Purchaser and Owner, constitute "Disclosed Dual Agency."

Owner represents that the property was built before 1978?  Yes  No  Unknown. If yes or unknown, provide Lead Based Paint Disclosure.

Place the following sign:  LREC Brokerage  None  Seller Solicitation

Broker is authorized to:

Advertise property including Internet:  Yes  No.

Place keysafe on property:  Yes  No.

Disclose if Owner has offer or multiple offers:  Yes  No.

If the Broker participates in Internet Data Exchange (which allows MLS Brokers to publish listings of other MLS Participants on their websites), owner authorizes all MLS Brokers who participate in Internet Data Exchange to publish their property on the Broker's websites:  Yes  No.

Owner acknowledges access to property by authorized professionals with confirmed appointment or purpose and holds Broker and Associates harmless from any responsibility or liability in connection therewith.

**Owner acknowledges receipt of a copy of this contract, attachments/addendums thereto, and the Agency Disclosure form.**

Company: Mayco Real Estate Services LLC

752 Dalzell St.

Address: Shreveport, LA 71104

By: Parrish F. Prudhome  
Parrish F. Prudhome

David Prudhome 6/18/20  
Owner's Signature Date Signed  
David Prudhome

Parrish F. Prudhome 6/18/20  
Owner's Signature Date Signed  
Parrish Prudhome



DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



This document serves three purposes:

- # It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
# It explains the concept of disclosed dual agency.
# It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) Parrish F. Prudhome (Insert name(s) of licensee(s) undertaking dual representation) and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as 10031 Toulouse Dr, Shreveport, LA 71106-8522 (List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- # Treat all clients honestly.
# Provide information about the property to the buyer (or lessee).
# Disclose all latent material defects in the property that are known to the licensee(s).
# Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
# Explain real estate terms.
# Help the buyer (or lessee) to arrange for property inspections.
# Explain closing costs and procedures.
# Help the buyer compare financing alternatives.
# Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- # Confidential information that the licensee may know about the clients, without that client's permission.
# The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
# The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

Buyer or Lessee
Date
Buyer or Lessee
Date
Licensee
Date

David Prudhome
Seller or Lessor
David Prudhome
6/18/20
Date
Parrish F. Prudhome
Seller or Lessor
Parrish Prudhome
6/18/20
Date
Parrish F. Prudhome
Licensee
Parrish F. Prudhome
6/18/20
Date

10031 Toulouse Dr

PROPERTY DESCRIPTION: Shreveport, LA 71106-8522  
(Address, City, State, Zip)

Louisiana Residential Agreement to Buy or Sell  
**CONSENT TO ELECTRONIC SIGNATURES AND DOCUMENTS ADDENDUM**

This addendum is made part of the attached Louisiana Residential Agreement to Buy or sell dated \_\_\_\_\_ (the "Agreement").

The BUYER and SELLER agree to the use of electronic documents and signatures in the above referenced real estate transaction. Specifically, the BUYER and SELLER consent to the use of electronic documents, the electronic transmission of documents, and the use of electronic signatures pertaining to this Agreement, and any supplement addendum or modification relating thereto, including but not limited to any notices, requests, claims, demands and other communications as set forth in Lines 333 through 343 of the Agreement.

All other terms and conditions contained within the Agreement remain unchanged.

\_\_\_\_\_  
BUYER Signature

*David Prudhome*  
\_\_\_\_\_  
SELLER Signature

David Prudhome

\_\_\_\_\_  
E-mail Address

*David.Prudhome@gmail.com*  
\_\_\_\_\_  
E-mail Address

\_\_\_\_\_  
Date

*6/18/20*  
\_\_\_\_\_  
Date

\_\_\_\_\_  
BUYER Signature

*Parrish J. Prudhome*  
\_\_\_\_\_  
SELLER Signature

Parrish Prudhome

\_\_\_\_\_  
E-mail Address

*parrish.prudhome@gmail.com*  
\_\_\_\_\_  
E-mail Address

\_\_\_\_\_  
Date

*6/18/20*  
\_\_\_\_\_  
Date

## CUSTOMER INFORMATION PAMPHLET

*What Customers Need to Know  
When Working With*

*Real Estate Brokers or Licensees*

Confidential information can be disclosed by a designated agent to his broker for the purpose of seeking advice or assistance for the benefit of the client.

### CONCLUSION

The Louisiana Real Estate License Law and the Louisiana Real Estate Commission Rules and Regulations require a real estate licensee to provide you with this informational pamphlet on brokerage agency relationships. For additional information on agency disclosure matters, visit the Louisiana Real Estate Commission website at:

[www.lrec.state.la.us](http://www.lrec.state.la.us)

- To help the buyer compare financing options.
  - To provide information about comparable properties that have sold, so both clients may make educated buying/selling decisions.
  - To disclose financial qualifications of 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.
- A dual agent may not disclose:
- Confidential information of one client to the other, without the client's permission.
  - The price the seller/lessor will take other than the listing price, without the permission of the seller/lessor.
  - The price the buyer/lessee is willing to pay, without the permission of the buyer/lessee.

### CONFIDENTIAL INFORMATION

**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 occurs:

- The client permits the disclosure by word or conduct.
  - The disclosure is required by law or would reveal serious defect.
  - The information becomes public from a source other than the licensee.
- Confidential information **shall not** be considered to be about the physical condition of the property.

As real estate transactions have become more complex and varied, real estate brokerage arrangements have evolved to meet the changing needs of customers entering this market. This pamphlet provides a description of the different types of brokerage arrangements available to customers, so that they may choose the brokerage services best suited to their needs.

Under Louisiana's real estate agency law, a licensee engaged in any real estate transaction shall be considered to be representing the person with whom he/she is working, unless there is a written agreement between the broker and the person providing that there is a different relationship or the licensee is performing only ministerial acts on behalf of the person.

A real estate broker and his/her associated licensees can provide valuable real estate services, whether in the form of basic customer services, or through client-level agency representation. The services you expect will depend upon the legal relationship you establish with the company. It is important for you to discuss the information contained inside with the real estate licensee, and to agree on whether your business relationship will be that of a customer or a client, and if a client, the type of agency relationship that will be in your best interest.

This information is provided in accordance with R.S. 37:1455 (A)(21) and R.S. 37:1467 to help you be more informed in the buying, selling, or leasing of real estate. In whatever manner you choose to be represented, the goal is generally the same. The real estate licensee is trying to assist you in the sale, purchase, or lease of real estate upon terms acceptable to all parties. For additional information, you may contact the Louisiana Real Estate Commission at 1-800-821-4529 or 1-225-925-1923.



Louisiana Real Estate Commission  
Post Office Box 14785  
Baton Rouge, LA 70898-4785  
1-800-821-4529 (LA only)  
1-225-925-1923



Mayco Real Estate Services LLC, 752 Daizell Shreveport LA 71104  
Phone: (318)272-0951  
Fax: Parrish Prudhome

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)

10031 Toulouse Dr

## CUSTOMER

The **customer** is a person who is provided services by a real estate licensee, but who is not a client of the real estate licensee because the licensee is only performing ministerial acts. In this case, the real estate licensee is not acting as an agent. The actual services you receive from a real estate licensee depend on the arrangement that is established between you and the licensee.

Licenses are allowed to provide ministerial acts to customers without creating an agency relationship; ministerial acts are acts that a licensee may perform for a person that are informative in nature. Examples include, but are not limited to:

- Responding to phone inquiries by persons as to the availability and pricing of brokerage services or pricing on a particular piece of property or location of a property.
- Conducting an open house and responding to questions about the property from a person.
- Setting an appointment to view a property.
- Responding to questions from persons walking into a licensee's office concerning brokerage services offered on particular properties.
- Accompanying an appraiser, inspector, contractor, or similar third party on a visit to a property.
- Describing a property or the property's condition, in response to a person's inquiry.
- Completing business or factual information for a person represented by another licensee on an offer or contract to purchase.
- Showing a person through a property being sold by an owner on his/her own behalf.
- Referral to another broker or service provider.

## CLIENT

A **client** is one who engages a licensee for professional advice and services as their agent.

## AGENCY

**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

**Designated agency** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, 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.

## DUTIES THE DESIGNATED AGENT OWES A CLIENT

- To obey all lawful requests
- To promote your best interest
- To exercise reasonable skill and care

## ACKNOWLEDGMENT

Your signature only confirms that you have received information on agency law and in no way enters you into a contract.

Buyer(s)/Lessee(s)

Signature

Print name and date

Signature

Print name and date

Seller(s)/Lessor(s)

David Prudhome  
Signature

Print name and date

6/18/20  
Signature

Signature

Print name and date

Signature

Licensee

Parrish F. Prudhome  
Signature

Signature

Print name and date

Signature

- To keep information that could materially harm your negotiation position confidential
- To present all offers in a timely manner
- To seek a transaction at the price and terms acceptable to you
- To account for all money or property received from the client in a timely manner.

*Note: When representing you as a client, your agent does not breach their duty to you by showing alternate properties to the buyers, showing properties in which you are interested to other buyer clients, or receiving compensation based on a percentage of the property sales price.*

## DUAL AGENCY

**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. However, such a relationship shall not constitute dual agency if the licensee is the seller of property that he 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 which 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. (cont. on back)



**Listing Information**

MLS# 266088  
 @List Agent ID PPRU @Broker License # 0995690269 Co-List Agent ID \_\_\_\_\_  
 @Transaction Type  Sale  Rent @Listing Type  Exclusive Right To Sell  Exclusive Agency  
 @List Of Services  All Services Provided  Not Arrange Appointment  Not Accept/Present Offers  Not Assist Seller on CtrOffers 5  
 Not Advise Seller on Offers  Not Negotiate For The Seller  
 @List Price \$359,900.00 @List Date 06/18/2020 @Expiration Date 12/18/2020  
 Type Of Sale  Resale  Auction  Foreclosure-REO  New Construction  Relocation  Rent  Short Sale  
 @IDX  Yes  No @VOW  Yes  No  
 @Yard Sign  LRECBRK  None  Seller Solicitation @Coop Compensation \_\_\_\_\_

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**General**

@Street # 10031 Pre Direction  E  N  NE  NW  S  SE  SW  W  
 @Street Name Toulouse  
 Street Type  Avenue  Boulevard  Circle  Court  Cove  Creek  Crossing  Drive  Heights  Highway  Hill  Hollow  
 Landing  Lane  Loop  Parkway  Place  Plaza  Point  Pointe  Ridge  Road  Run  Springs  Square  
 Street  Trace  Trail  View  Walk  Way  
 Post Direction  E  N  NE  NW  S  SE  SW  W Unit # \_\_\_\_\_  
 @State  LA  AR  MS  TX @Parish  Bienville  Bossier  Caddo  Claiborne  Desoto  Red River  Webster  
 \_\_\_\_\_  
 @City/Town Shreveport @Zip/Postal Code 71106-8522 @Parcel/Geog # \_\_\_\_\_  
 @Subdivision St. Charles Place Subdivision Gated  Yes  No  
 @Type Of Home  Single  Camp Home  Condo  Manufactured  Mobile  Modular  None  Townhouse  
 Community  Additional Fees May Apply  Clubhouse  Golf  Horse Stable  Lake  Playground  Pool  Tennis  Trails 7  
 Lot Dimensions 90x165  
 Lot Description  Bayou  Canal  Corner  Cul-de-sac  Golf Course Lot  Irregular  Lake Front  Lake View  Pond 2  
 Retaining Wall  River Front  Swamp  
 @Construction  Aluminum Siding  Asbestos  Block  Brick Frame  Brick Veneer  Cedar  Cement Board  Concrete 3  
 Curtain Wall  EIFS  Log  Metal  Other  Stone  Stucco  Vinyl Siding  Wood Frame  
 Acres \_\_\_\_\_ Foundation  Pier Beam  Slab 2 @Heated SqFt 2971 @Stories # 1.5 @Year Built 2003  
 @Current Built Condition  Estimated  Existing  Historic  New  Remodeled  Shell  Under Construction  
 @Legal LOT 57, ST. CHARLES PLACE SUBDIVISION, UNIT NO. 2,  
 @Beds 4 @Full Baths 3 Partial Baths 0 MBR Description  Down Stairs  Dressing Room  Efficiency  Remote 3  
 Bedroom Location  All Up  1 down  3 down  Suite  Walk In Closet  
 All Down  2 down  4 down  
 Bath Description  Bath Tub  Double Lavatories  Gardentub  Handicap Features 4  
 Hollywood  Stall Shower  Steam Shower  Tub Shower Combo  Whirl Pool  
 @#Parking Spaces 2 Parking Location  Attached  Detached  Front Entry  Oversized  Rear Entry 2  
 Recreational Vehicle  Side Entry  Slab  
 @Parking Type  Carport  Garage  No Cover 2 Additional Parking \_\_\_\_\_  
 School District  Bienville  Caddo  Desoto  Webster  Bossier  Claiborne  Red River  \_\_\_\_\_

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**Interior Features**

@Rooms  Bonus  Computer Nook  Darkroom  Den  Exercise Room  Game Room  Hearth  Library  Living Room 4  
 Media  Mud Room  Open Floor Plan  Study  Sun/Garden  
 @Window Coverings  All Remain  None Remain  Some Remain  
 @Floors  Bamboo  Brick  Carpet  Ceramic  Concrete  Cork  Laminate  Marble  Metal  Other  Parquet 4  
 Slate  Stained Concrete  Vinyl  Wood  
 Interior  Attic Fan  Burglar Bar  Cathedral Ceiling  Central Vacuum  Door Opener  Drop Staircase  Intercom  Sauna 4  
 Security System  Sky Light  Smoke Detector  Tray Ceiling  Vaulted Ceiling  Water Softener  Wet Bar  
 Wheelchair Access  
 @# Fireplaces 1 Fireplace Description  Decorative  Gas Log  Gas Starting  Heatalator  Stove Wood Burning  Wood Burning 3  
 @Dining  Breakfast Bar  Breakfast Room  Eat In Kitchen  Kitchen & Dining Room  Living & Dining Room  Separate 3  
 Kitchen Features  Built In Refrigerator  Exhaust Hood  Grill  Hard Surface Counter  Laminate  Metal  Other  Pantry 4  
 Refrigerator Remains  Sep Ice Maker  Smooth Top  Solid Surface  Stone  Tile  Wine Fridge  
 Disposal  Yes Microwave  Built In Compactor  Built In Dishwasher  Built In Oven Fuel  Electric  
 No  Portable  Portable  Portable  Gas  
 Oven Type  Double Oven  Range Oven  Separate  Warming Drawer 2  
 Cooktop Fuel  Electric  Gas Cooktop Type  Range Oven  Separate  
 Washer/Dryer Location  Bathroom  Carport  Closet  Community  Garage  Kitchen  None  Remarks  Utility Room 2  
 Storage  Attic  Barn  Boathouse  Inside  Outside  Shed  Workshop 4

Seller's Initials PP / DP  
Mayco Real Estate Services LLC, 752 Dalzell Shreveport LA 71104  
Parrish Prudhome Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Additional Features
Water, Sewer, Heating Fuel, Cooling Fuel, Green Certifications, Smart Home Features, Green Features, Miscellaneous Features, Patio, Roof, Pool Description, Fence, Electric Company, Gas Company, Water Company

Rental Information
Security Deposit, Terms of Lease, Credit Check, Application Fee, Pet Deposit, Refundable Pet Deposit, Section 8 House

Other Information
Owner Name, Occupied By, Possession, Access Type, Appointment Instructions, Homestead Exemption, Warranty, HOA, Mortgage 1st Assumable, Mortgage 2nd Assumable, Virtual Tour

Remarks
Wow! Check out this beautifully appointed home in gated St. Charles Place. Hardwood flooring flows throughout the main living areas. Spacious kitchen with granite countertops, gas range and stainless steel appliances. All bathrooms include granite countertops and tiled showers. Large bonus room upstairs makes for a perfect playroom or media room. Don't miss out on the great home in a wonderful location! Owner/Agent
Agent Remarks Home sold "as-is" at the time of closing. Sellers are offering a \$3,000 carpet allowance with reasonable offer.

Keyword
Receipt of this Listing is Hereby Acknowledged Accepted
Seller's Address 10031 Toulouse Dr. Shreveport, LA 71106
Phone
Mayco Real Estate Services LLC
REALTOR® Firm
By Parrish F. Prudhome
Signed Parrish F. Prudhome
Owner Parrish Prudhome
Date Signed 6/18/20