

# MISSISSIPPI REAL ESTATE COMMISSION

## Property Condition Disclosure Statement (PCDS)

The following is a Property Condition Disclosure Statement (PCDS) required by §89-1-501 through §89-1-527 of the Mississippi Code, made by the **SELLER(S)** concerning the condition of the **RESIDENTIAL PROPERTY (1 TO 4 UNITS)** located at:

ADDRESS: Booneville, 38829 <i>561C Hwy 45 N, Booneville</i>		
SELLER(S):	Gerald Scott Thompson and Cynthia Thompson Savage	Year Built: 1955

**Note to Buyer: If the structure was built before 1978, you are encouraged to investigate the possible presence of lead-based paint.**

### IS A PCDS NECESSARY? – NO OCCUPANCY AND NO KNOWLEDGE

**Instructions to Seller(s):** If no seller has occupied (lived in) the property, AND no seller has any knowledge of the property's condition, mark the two boxes below, sign in attestation of the truth of these representations, and leave the remainder of the PCDS blank.

☒ No Seller has occupied the property, AND ☒ no Seller has any knowledge of the property's condition.

<i>Gerald Scott Thompson</i>	dotloop verified 08/15/25 2:32 PM CDT EFNA-TBQR-ZOBR-IUYF	<i>Cynthia Thompson Savage</i>	dotloop verified 08/15/25 7:03 PM EST J1XA-TKZZ-OIBK-K0BH
Signature(s) of Seller(s)		Date	

### IS A PCDS NECESSARY? – STATUTORY EXCLUSIONS

The Property Condition Disclosure statutes require the seller of residential real property to cause a PCDS or a copy thereof to be delivered to a buyer prior to the signing by the buyer of an offer to purchase or a binding contract of sale unless there is a specific statutory exclusion to the contrary for the seller. The following is a "summary" of those transfers which are **EXCLUDED** (in part) from the requirement to provide a fully completed PCDS. A more thorough explanation is provided in §89-01-501(2) of the Mississippi Code. (Check all that apply, sign in attestation of the truth of this representation, and leave the remainder of the PCDS blank).

Transfers pursuant to a court order, to include the following:

- ☐ Transfer by order of a probate court in the administration of an estate.
- ☐ Transfer pursuant to a writ of execution.
- ☐ Transfer by any foreclosure sale.
- ☐ Transfer by a Trustee in Bankruptcy.
- ☐ Transfer by an eminent domain proceeding.
- ☐ Transfer from a decree for specific performance.
- ☐ Transfer by a fiduciary in the administration of an estate, guardianship, conservatorship or trust.

Transfers by a Mortgagor who is in default to the Mortgagee, to include the following:

- ☐ Transfer to a beneficiary of a deed of trust.
- ☐ Transfer by a foreclosure sale after default on a mortgage.
- ☐ Transfer by a mortgagee or a beneficiary following a foreclosure.
- ☐ Transfer by a deed in lieu of foreclosure.

Other Transfers to include the following:

- ☐ Transfer of real property on which no dwelling is located.
- ☐ Transfer from one co-owner to one or more co-owners.
- ☐ Transfer to a spouse (including due to divorce/separation), or to a person in the lineal line of consanguinity.
- ☐ Transfer to or from any governmental entity.

<i>Gerald Scott Thompson</i>	dotloop verified 08/15/25 2:32 PM CDT GSAV-AQSE-XPQM-TGVJ	<i>Cynthia Thompson Savage</i>	dotloop verified 08/15/25 7:03 PM EST GGUF-07T1-JQRU-NKRY
Signature(s) of Seller(s)		Date	

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


### Lead Warning Statement

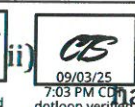
*Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children 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.*

### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

☐ (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:


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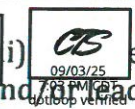
 09/03/25 7:03 PM CDT  
dotloop verified

(ii) ☐ 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 (initial (i) or (ii) below):

☐ (i) ☐ 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 below:

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dotloop verified

(ii) ☐ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

☐ (i) ☐ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

☐ (ii) ☐ not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

☐ (d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).

(e) Purchaser has (initial (i) or (ii) below):

☐ (i) ☐ 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

☐ (ii) ☐ 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 or enter N/A if not applicable)

(f) ☐ Seller's 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.

(g) ☐ Purchaser's 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.<sup>1</sup>

**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.

<i>Gerald Scott Thompson</i>	digital verified 08/15/25 11:23 AM CDT TBDP-WVU-ATP-411V	
Seller	Date	Purchaser
<i>Cynthia Thompson-Savage</i>	digital verified 08/14/25 8:21 PM EST DEPRAMEC-IT20-ACV	
Seller	Date	Purchaser
<i>JOYCE PETERSON</i>	digital verified 08/15/25 4:44 PM CDT CDGQ2WZ4-COEY-SORY	
Seller's Agent	Date	Purchaser's Agent <sup>1</sup>
		Date

**Paperwork Reduction Act**

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

<sup>1</sup> Only required if the purchaser's agent receives compensation from the seller.