

BUYER RESPONSE TO PROPERTY INSPECTION & DUE DILIGENCE

9722 Smitherman Dr

Subject Property: Shreveport, LA 71115-2919

MLS# 272327

RESIDENTIAL AGREEMENT TO BUY AND SELL Dated: December 7, 2020 between

Buyer(s): Anna C. Shepard and

Seller(s): Benjamin Joseph Tidmore Jessica Lemoine Tidmore.

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:

Please refer to the attached Word PDF Doc "9722 Smitherman Dr. ; Buyer's Response to Inspection" (Pages 1-2) signed 12/16/2020 for a full list of requested repairs.

-Repair Request List from Rodney Greening's Inspection is also attached, only for reference to pictures/description.

-Interstate Foundation Proposal (dated 12/11/2020) is also attached.

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.

Anna C. Shepard dotloop verified 12/16/20 8:18 PM AST 2WE-GTDS-HYEN-S1KD

Buyer Signature
Anna C. Shepard

Buyer Signature

Date

Buyer Response To Property Inspection & Due Diligence Received by Seller's designated agent: _____

Date/Time received

Acknowledgement of Seller's Agent: **Karen Baker**

12/16/2020

3:27 PM

SELLER RESPONSE TO PROPERTY INSPECTION & DUE DILIGENCE

9722 Smitherman Dr
Subject Property: Shreveport, LA 71115-2919 MLS# 272327

RESIDENTIAL AGREEMENT TO BUY AND SELL Dated: December 7, 2020 between

Buyer(s): Anna C. Shepard and

Seller(s): Benjamin Joseph Tidmore Jessica Lemoine Tidmore

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.**

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.

Benjamin Joseph Tidmore dotloop verified 12/19/20 4:41 PM CST OL3K-KDWO-ISCA-RHYQ
Seller's Signature Date
Benjamin Joseph Tidmore

Jessica Lemoine Tidmore dotloop verified 12/19/20 9:38 PM EST OQRV-83YQ-FWKP-BTCM
Seller's Signature Date
Jessica Lemoine Tidmore

Seller's Response to Buyer's Response to Property Inspections and Due Diligence was received by Buyer's Designated Agent:

Brandi Prudhome Hamilton dotloop verified 12/19/20 8:57 PM CST ELRY-5LBS-GYB1-U9CE
Date/Time Received Initials

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: *Anna C. Shepard* dotloop verified 12/20/20 6:58 AM AST WOTQ-ONLG-ICE7-XW84
Anna C. Shepard Date/Time: _____

Buyer: _____ Date/Time: _____

Seller's Acknowledgement: *Benjamin Joseph Tidmore* dotloop verified 12/19/20 4:41 PM CST PD0D-62IQ-VCOI-3UDX
Benjamin Joseph Tidmore

Seller's Acknowledgement: *Jessica Lemoine Tidmore* dotloop verified 12/19/20 9:38 PM EST 6Z8M-D8B2-R9YK-IR4K
Jessica Lemoine Tidmore