

Welcome to Baton Rouge!

As the capital of Louisiana, Baton Rouge is the 40th largest city in the United States. It has a population of over 400,000. Our average temperature is 68 degrees, with an average maximum temperature of 82 degrees. We believe you will find Louisiana as fascinating and exciting as we do. We truly offer a unique quality of life.

C.J. BROWN, a LATTER & BLUM Company, is pleased to provide you with all the services and information needed to assist you in relocating to our area. We want your move to be a positive one! We can arrange for a trained relocation specialist to assist you in your search for a new home. He or she will also provide information for you on our community, education, and recreational facilities.

As the “#1 Real Estate Company in the Greater Baton Rouge area,” we are also a part of an outstanding national network, and we can contact an affiliate broker in your home town to assist you with marketing your current home at no cost to you. This will open your doors to thousands of qualified buyers through the network.

Our “Welcome Packet” includes material to help you get acquainted with the Greater Baton Rouge area. If there is specific information you require, contact our Relocation Department at 1-800-428-8294, and we will be pleased to provide additional information.

On behalf of C.J. BROWN, please let us extend to you a warm “**Welcome!**”

Sincerely,



Arthur Sterbcow

President

LATTER & BLUM Companies



The History of Baton Rouge

Baton Rouge, a name which reputedly refers to the red stick that once marked the boundary between two Indian tribes, owes more to the French than its unusual name, for it was the French who explored, developed and settled the region during its significant early years.

By the middle of the eighteenth century, the Acadian exiles from Nova Scotia began to arrive in the area, joining the other French speaking settlers. After a number of years wandering down the Atlantic Coast, the Acadians were welcomed in Louisiana and soon made their homes along the rivers and bayous of the state. Their culture and influence is still strongly felt in South Louisiana.

Nineteenth century plantation life surrounds this city where all corners of Louisiana come together into one rich, thick gumbo. The Mississippi River built our past and continues to shape our future as it flows past plantations and attractions.

Baton Rouge's history is filled with interesting anecdotes. Learn why the Old State Capitol is called "the little sham castle," why the Sunshine Bridge was labeled a bridge that went "from nowhere to nowhere," and why the Old Mississippi River Bridge, which Huey Long built, is impassable for large tankers.

Baton Rouge has it all. So come and explore our unique city! You'll find you have never seen more beautiful sights or tasted better food than in Baton Rouge... the Flavor of Louisiana!

Words and Sayings of Baton Rouge

ANDOUILLE AND BOUDIN***

(ahn-doo-ee and boo-dan)

Two types of Cajun sausage. Andouille is made with pork, boudin with pork and rice.

BAYOU* (by-you or by-yo)**

A sluggish stream, bigger than a creek and smaller than a river.

BEIGNET* (bin-yay)**

A fritter, or a strangely shaped doughnut without a hole. A New Orleans favorite.

CAJUN COOKING***

Robust, inventive cooking evolved by the Acadian settlers of the bayou country, rooted in resourcefulness, use of available ingredients, and "make do" in artful ways.

CHER* (sha)**

A term of endearment or "my sweet."

CRAWFISH/CRAYFISH**

(craw-fish)

A small fresh water crustacean related to the lobster.

ETOUFFEE (ay too fay)**

Method of cooking something (usually shrimp or crawfish) smothered in chopped vegetables over low flame, tightly covered, until tender.

FAIS-DO-DO* (fay-doh-doh)

A type of street dance derived from European religious festivals. Originally "fete de Dieu," festival of God.

GUMBO***

Thick, savory soup with chicken, seafood, sausage or wild game.

JAMBALAYA**

Highly seasoned mixture of any of several combinations of seafood, meat, poultry, sausage and vegetables, simmered with raw rice until liquid is absorbed.

LAISSEZ LES BONS TEMPS ROULER***

(lay-zay lay bawn tawn roulay)

"Let the good times roll," a motto of many Louisianians.

PIROGUE (pee-rogue)**

Cajun canoe, originally made from a dugout cypress log.

POO-YIE!***

Indicates surprised dismay, like "Oh, no!"

ROUX* (roo)**

Basic ingredient of many Louisiana recipes. Essentially, seasoned flour browned in a skillet.

ZYDECO* (zy-duh-coh)

Lively variant of Cajun music, derived from the word haricot, French for string bean.

** From THE LOUISIANA EXPERIENCE, Mary Alice Fontenot & Julie Landry*

*** From THE ENCYCLOPEDIA OF CAJUN & CREOLE CUISINE, John D. Folse*

**** Louisiana Office of Tourism*



Special Market Conditions - Baton Rouge

SPECIAL MARKET CONDITIONS

The Baton Rouge area is divided into 3 regions: south, southeast and central. The central area is more rural with homes in all price ranges, typically with larger lots. The south and southeast areas are the growth areas. The southern part of the city includes Louisiana State University and the downtown areas. You will find older, more established neighborhoods here. The Baton Rouge offices also service Denham Springs, Baker, Walker, Zachary, St. Francisville, Prairieville, Gonzales and Port Allen.

REAL ESTATE MARKETS

Five or More Bedrooms

High Range
Price: \$450,000+

Median Range
Price: \$285,000+

Low Range
Price: \$176,500+

Most Popular Communities
White Oak Landing
Country Club of Louisiana
Fair Oaks
Lakes at Highland
Santa Maria
Hundred Oaks
Heritage Estates

Most Popular Communities
Woodstone • Laurel Hill
Lakeside • Lake at White Oak
Lake Sherwood Acres
Sherwood Forest
Green Trails
Rose Hill
The Homestead

Most Popular Communities
Sherwood Forest
Certain Highland Road areas
Lake at White Oak
Broadmoor
Ascot
Shenandoah
Oak Meadows
Azalea Lake

Four Bedrooms

High Range
Price: \$275,000+

Median Range
Price: \$235,000+

Low Range
Price: \$160,000+

Most Popular Communities
Bocage
Walden
Woodgate
Santa Maria
Woodchase
Windermere

Most Popular Communities
Riverbend • Woodchase
Oak Hills • Live Oak
Carrington Place • Rolling Meadows
Lake at White Oak • Ascot
Deer Lake

Most Popular Communities
Shenandoah
Kenilworth
Gates of Windsong
Cobblestone Park
Old Mill
Sherwood Forest

Three Bedrooms

High Range
Price: \$260,000+

Median Range
Price: \$170,000+

Low Range
Price: \$95,000+

Most Popular Communities
Jefferson Place
Woodgate
Lake at White Oak
Oakridge
Lakewood
Country Club Crossing

Most Popular Communities
Hickory Ridge • Shenandoah
Westminster • Tara
Sherwood Forest
Natchez Trace
Lakes of Fennwood
Riverbend Lakes
Woodland Shadows
The Lake of Oxford Place
Camelot Park Forest

Most Popular Communities
Broadmoor • Southdown
Forest Oaks • Garden District
Highland Road area
University Gardens
Park Forest

Attached Housing/Condominiums/Townhouses

High Range
Price: \$225,000+

Median Range
Price: \$125,000+

Low Range
Price: \$85,000+

Most Popular Communities
Jamestowne Court
Le Harve
Wrenwood
Gatehouse
Jefferson Place
Perkins Rowe

Most Popular Communities
Runnymede
Sharpstowne
Jefferson Square
Shadowbrook
Cypress Point
Highland Oaks

Most Popular Communities
Jefferson Woods
Brandywine
Old San Francisco
Park Oak
Jefferson Hills



Special Market Conditions - Ascension

ASCENSION parish is the 2nd fastest growing parish in the State of Louisiana and 9th fastest growing community in the United States! Ascension Parish is positioned on Interstate-10 between New Orleans and Baton Rouge, Louisiana's largest metropolitan areas. It is the state's 2nd fastest growing area where businesses and residents can truly "Experience the Ascension Advantage" by drawing upon the resources of two metro areas, while being part of a thriving suburban community. From the excellent public school system and the safe, family feel of the parish to the unique economic strengths in oil and gas, petrochemicals, telecommunications, agriculture, retail and tourism, Ascension Parish truly is a great place to live & work.

REAL ESTATE MARKETS

Five or More Bedrooms

<p>High Range Price: \$450,000+</p> <p>Most Popular Communities Oak Alley Estates Pelican Point Bluff Heritage Legacy Hills Fountain Hill Waterford Lake Spanish Oaks Lakes at Ascension Cypress Cove</p>	<p>Median Range Price: \$300,000+</p> <p>Most Popular Communities Lakes at Ascension Manchac Harbor Summer Lake Pelican Point Parks at Dutchtown Oak Alley Estates Manchac Place Jefferson Crossing Plantation Creek • Dutchtown Hallow</p>	<p>Low Range Price: \$230,000+</p> <p>Most Popular Communities Prairie Village Oak Terrace Lakeview Estates Willow Lake Pelican Point Autumn Woods Lakes at Oak Grove Twelve Oaks • Rural Tracts Galvez Oaks • Perkins Oaks Lake Crossing • The Bluffs</p>
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Four Bedrooms

<p>High Range Price: \$400,000+</p> <p>Most Popular Communities Manchac Plantation Pelican Point Fountain Hill Seven Oaks Oaks on the Bluff Legacy Hills Spanish Oaks Parks at Dutchtown Providence Pl Cotton Field Quail Hollow Moss Point • Lake at Ascension</p>	<p>Median Range Price: \$250,000+</p> <p>Most Popular Communities Pelican Point Oaks on the Bluff Waterford Lake Manchac Harbor Lakes at Ascension Jefferson Crossing Manchac Commons Parks of Dutchtown Quail Creek Cedar Grove Settlement at Lakeside Autumn Woods Twelve Oaks • Bayou View Estates</p>	<p>Low Range Price: \$150,000+</p> <p>Most Popular Communities Autumn Woods Ascension Trace Highland at Dutchtown Cypress Ridge Estates Woodrun Park Vista Bayou Estates Worthy Estates Lakes at Oak Grove Prairie Village Acres Villa Gardens Arlington Platt • Fox Run Alfalfa Acres • Hunters Trace</p>
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Three Bedrooms

<p>High Range Price: \$330,000+</p> <p>Most Popular Communities Manchac Estates Vincent Oaks Old Dutchtown Old Mill Jefferson Oaks Cobblestone Parks at Dutchtown Pelican Point Prairie Oaks • Twelve Oaks The Plantation • River Ridge</p>	<p>Median Range Price: \$230,000+</p> <p>Most Popular Communities Lake at Manchac Twelve Oaks Bluffs of Ascension Lake Meadows River Ridge Woodhaven Gardens Cypress Ridge Dutchtown Village Quail Creek • Shady Oaks Ducote Sub • Chateau Galvez</p>	<p>Low Range Price: \$150,000+</p> <p>Most Popular Communities River Gate Prairie Village Jefferson Oaks Ascension Trace Hunters Trace Oak Terrace Charleston Bayou Grand South Lessard Acres</p>
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Attached Housing/Condo/Townhouses

<p>High Range Price: \$200,000+</p> <p>Most Popular Communities The Plantation Pelican Point Quarters at Dutchtown River Highlands Estates Audubon Place</p>	<p>Median Range Price: \$100,000+</p> <p>Most Popular Communities Arlington Plantation Southwood Village Manchac Commons Cypress Village</p>	<p>Low Range Price: \$185,000+</p> <p>Most Popular Communities Cypress Village</p>
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Special Market Conditions - Livingston

LIVINGSTON parish is conveniently located on I-12, and is 10 minutes from Baton Rouge, home of LSU and Southern University, and 45 minutes from New Orleans and the Mississippi Gulf Coast. Livingston Parish offers everything from first-class hotels to "off the beaten path" attractions. Livingston Parish has eight municipalities and Denham Springs is the largest of the Parish's eight municipalities just across the Amite River, east of Baton Rouge and west of the community of Walker. The Town of Livingston, the Parish's seat of government, sits in the center of the Parish. Albany, Springfield, and Killian are all located on the eastern border, while Port Vincent and French Settlement, both of which feature Cajun influences, are located along the southern part of the Parish.

REAL ESTATE MARKETS

Five or More Bedrooms

High Range Price: \$300,000+	Median Range Price: \$200,000+	Low Range Price: \$189,900+
Most Popular Communities Greystone G&CC Whispering Pines Pecan Creek Regency Park	Most Popular Communities Audubon Village Pecan Creek Collins Place	Most Popular Communities South Point Falconcrest

Four Bedrooms

High Range Price: \$310,000+	Median Range Price: \$230,000+	Low Range Price: \$150,000+
Most Popular Communities Three Lakes Waterfront E&W Carter Plantation Easterly Lakes Greystone G&CC Lakes at Belle Terre Whispering Pines	Most Popular Communities Stone Hill Woodland Ridge Live Oak Landing Pecan Creek Audubon Trace Forest Ridge Grays Creek Lakes at Fennwood Wisteria Place Savannah Trace Willow Pointe	Most Popular Communities Savannah Trace South Point Willow Point Woodland Crossing Parkridge Wolf Creek Village Maisons

Three Bedrooms

High Range Price: \$330,000+	Median Range Price: \$225,000+	Low Range Price: \$135,000+
Most Popular Communities Carter Plantation Greystone G&CC Waterfront E & W River Highland	Most Popular Communities Live Oak Landing Spring Lake Magnolia Gardens Easterly Lakes Woodland Ridge Wisteria Place	Most Popular Communities Meadow Lake Old Mill Settlement Shadow Springs Woodland Crossings Beau Chene South Point

Condo/Townhouses

High Range Price: \$200,000+	Median Range Price: \$150,000+	Low Range Price: \$104,900+
Most Popular Communities Dockside at The Waterfront River Highlands Juban Courts	Most Popular Communities Magnolia Landing Settlers Rowe Juban Courts	Most Popular Communities Evangeline Magnolia Landing Hidden Oaks Citiplace River Highlands



LATTER & BLUM/C.J. BROWN believes this information to be correct, but assumes no legal responsibility for its accuracy or for the accuracy of its presentation.

Special Market Conditions - Zachary

ZACHARY is located ten miles north of Baton Rouge, the city of Zachary offers the convenience of a metropolitan area with all the charm of small-city living. Zachary is a city of approximately 22,875, located in northern East Baton Rouge Parish and within an urbanized area population of approximately 550,000. Keeping in line with the growing resident population, the business community is constantly expanding to offer quality products and services within minutes. Zachary continues to be one of the fastest growing small cities in Louisiana, with active community involvement just one reason for the attraction. Ranked Number 1 in the State of Louisiana, academically, and considered to be the best in the area, Zachary's school system continues to be a drawing card for the city.

REAL ESTATE MARKETS

Five or More Bedrooms

High Range Price: \$400,000+	Median Range Price: \$228,000+	Low Range Price: \$100,000+
Most Popular Communities Copper Mill	Most Popular Communities Lake Pointe Parkwood Terrace Mills Pointe Audubon Lakes Belmont Estate	Most Popular Communities Baker Hills

Four Bedrooms

High Range Price: \$370,000+	Median Range Price: \$250,000+	Low Range Price: \$130,000+
Most Popular Communities Mills Pointe Copper Mill G&CC Beaver Creek	Most Popular Communities Lake Pointe Live Oak Trace Audubon Lakes Winwood Pointe South Beaver Creek Fennwood Links Pecan Hills	Most Popular Communities Baker Estates Castle Place Thornton Place

Three Bedrooms

High Range Price: \$350,000+	Median Range Price: \$225,000+	Low Range Price: \$100,000+
Most Popular Communities Copper Mill G&CC	Most Popular Communities Lake Pointe Twelve Audubon Lakes Pointe South Pecan Hills Beaver Creek The Settlement Live Oak Trace	Most Popular Communities Sandy Creek The Settlement Windwood Cottages at Blue Heron Castle Place Harding Terrace

Condo/Townhouses

High Range Price: \$200,000+	Median Range Price: \$150,000+	Low Range Price: \$100,000+
Most Popular Communities Lake Pointe	Most Popular Communities Cottage at Blue Heron	Most Popular Communities Sandy Creek The Settlement Windwood Cottages at Blue Heron Castle Place Harding Terrace Brown Heights



LATTER & BLUM/C.J. BROWN believes this information to be correct, but assumes no legal responsibility for its accuracy or for the accuracy of its presentation.

Schools

Visit www.latter-blum.com for comprehensive school data under the Relocation tab, Quick Links, "Online Relocation Package".

East Baton Rouge Parish Public School Information

Registration:

To register, apply in person at your district school. If you are not sure of your school, contact School Districts at (225) 226-3784. You will need to bring your children's birth certificates, immunization records, and a utility application or bill confirming your address.

Extended Day:

These programs accommodate students and parents before and after school. Contact the EBR Parish School Board at (225) 922-5400 for information.

Special Ed:

Special services are offered for the emotionally, mentally, physically, and educationally handicapped. To discuss a child's special needs, call the Capitol Administrative Center at (225) 929-8602.

Gifted Child:

EBR recognizes the values, needs, and abilities of gifted children. Call (225) 929-8777.

Adult Ed: (225) 226-7660	Alcohol/Drug Prevention: (225) 226-2273	Child Welfare: (225) 226-4744	Information: (225) 922-5400	Transportation: (225) 226-3784
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Private Schools

Episcopal High (225) 753-3180 3200 Woodland Ridge Blvd. Baton Rouge, LA 70816	5-12	The Runnels School (225) 751-5712 17255 S. Harrell's Ferry Baton Rouge, LA 70816	2 yr.-12	Trinity Episcopal (225) 387-0398 3550 Morning Glory Baton Rouge, LA 70808	K-4
Central Private (225) 261-3341 12801 Centrerria Court Baker, LA 70714	4 yr.-12	St. James Episcopal (225) 344-0805 445 Convention Street Baton Rouge, LA 70802		K-5 Baton Rouge Prep. Academy Special Education (225) 356-0256 5959 Cadillac Baton Rouge, LA 70811	13 yr.-21
St. Lukes Episcopal (225) 927-8601 8833 Goodwood Blvd. Baton Rouge, LA 70806	3 yr.-5	Christian Life (225) 769-6760 2037 Quail Ridge Baton Rouge, LA 70808	K-12	Parkview Baptist (225) 293-2820 5750 Parkview Church Road Baton Rouge, LA 70816	K-12
The Dunham School (225) 767-7097 11111 Roy Emerson Drive Baton Rouge, LA 70810	Pre-12				

Parochial High Schools

Catholic High (225) 383-0397 855 Hearthstone Drive Baton Rouge, LA 70806	8-12	Redemptorist High (225) 357-0936 4000 St. Gerard Avenue Baton Rouge, LA 70805	7-12	St. Joseph's (225) 383-7207 3015 Broussard Baton Rouge, LA 70808	9-12
St. John High (225) 687-3056 24250 Regina Street Baton Rouge, LA 70764	7-12	Ascension Catholic (225) 473-9227 311 St. Vincent Street Donaldsonville, LA 70346	K-12	Catholic High/Pointe Coupee (225) 638-3469 504 4th Street New Roads, LA 70760	7-12
Bishop Sullivan (225) 753-9782 17521 Monitor Ave Baton Rouge, LA 70817	9-12	St. Thomas Aquinas High (504) 542-7662 14520 Voss Drive Hammond, LA 70401	9-12		

Parochial Elementary Schools

Dept. of Special Education (225) 383-3066 P.O. Box 2028 Baton Rouge, LA 70821		St. Jean Vianney (225) 751-1831 16266 South Harrells Ferry Road Baton Rouge, LA 70816	K-8	St. Theresa of Avila (225) 647-2803 212 East New River Street Gonzales, LA 70737	Pre K-8
St. Jude School (225) 769-2344 9150 Highland Road Baton Rouge, LA 70810	Pre K-8	St. Elizabeth Interparochial (225) 369-7402 P.O. Drawer M Paincourtville, LA 70391	Pre K-8	St. Louis King of France (225) 273-3932 2311 N. Sherwood Forest Baton Rouge, LA 70815	K-8



Schools *(continued)*

Parochial Elementary Schools

St. Philomena School (225) 526-8508 110 Convent St. Labadieville, LA 70372	K-8	St. Isadore Middle School (225) 355-6730 6380 Hooper Road Baton Rouge, LA 70811	K-8	Most Blessed Sacrament (225) 751-0273 8033 Barringer Road Baton Rouge, LA 70817	K-8
St. Thomas Moore School (225) 275-2820 11400 Sherbrook Drive Baton Rouge, LA 70815	K-8	Our Lady of Mercy (225) 924-1054 400 Marquette Avenue Baton Rouge, LA 70806	Pre K-8	Our Lady of Prompt Succor (225) 545-3302 32625 Bowie White Castle, LA 70788	K-8
Sacred Heart of Jesus School (225) 383-7481 2251 Main Street Baton Rouge, LA 70802	Pre K-8	St. John Elementary School (225) 687-6616 58645 St. Clement Avenue Plaquemine, LA 70764	Pre K-6	St. Aloysius School (225) 383-3871 2025 Stuart Avenue Baton Rouge, LA 70808	K-8
Catholic Elementary of Pointe Coupee (225) 638-9313 304 Napoleon Street New Roads, LA 70760	K-6	St. Alphonsus School (225) 261-5299 13940 Greenwell Springs Road Greenwell Springs, LA 70739	K-8	Chanel Interparochial School (225) 869-5778 P.O. Box 159 Paulina, LA 70763	K-8
St. Frances Xavier (225) 387-6639 1150 S. 12th Baton Rouge, LA 70802	Pre K-8	Holy Ghost School (225) 345-0977 506 N. Magnolia Street Hammond, LA 70401	K-8	St. George School (225) 293-1298 7880 Siegen Lane Baton Rouge, LA 70809	Pre K-8
Mater Dolorosa School (225) 878-4295 P.O. Box 380 Independence, LA 70443	Pre K-8	St. Gerard Majella (225) 355-1437 3655 St. Gerard Avenue Baton Rouge, LA 70805	K-6	St. Joseph School (225) 386-6421 175 N. 8th Street Ponchatoula, LA 70454	K-8
St. Isidore School (225) 775-3336 5667 Thomas Road Baton Rouge, LA 70811	K-5	Holy Family School (225) 344-4100 335 N. Jefferson Port Allen, LA 70767	K-8		

Ascension Parish Schools – Public

G.W. Carver Primary (225) 621-2500 518 Oak Street Gonzales, LA	K-5	Dutchtown Middle (225) 621-2355 13078 Hwy. 73 Geismar, LA	5-8	Gonzales Primary (225) 621-2660 521 N. Burnside Gonzales, LA	K-5
Central Elementary (225) 621-2500 14101 Roddy Road Gonzales, LA	K-5	Dutchtown Primary (225) 621-2380 13046 Hwy. 73 Geismar, LA	K-4	Lake Elementary (225) 621-2470 14185 Hwy. 431 St. Amant, LA	K-8
Donaldsonville Elementary (225) 474-2720 38210 Hwy. 3089 Gonzales, LA	K-5	East Ascension High School (225) 621-2400 or (225) 621-2391 612 E. Worthey Road Gonzales, LA	9-12	Lowery Middle (225) 474-2760 810 Martin Luther King Dr. Donaldsonville, LA	6-8
Donaldsonville High (225) 474-2730 100 Tiger Dr. Donaldsonville, LA	9-12	Galvez Middle (225) 621-2424 42018 Hwy. 933 Prairieville, LA	5-8	Oak Grove Primary (225) 621-2360 17550 Old Jefferson Hwy. Prairieville, LA	K-4
Duplessis Primary (225) 621-8100 38101 Hwy. 621 Gonzales, LA	K-5	Galvez Primary (225) 621-2444 16093 Henderson Bayou Rd. Gonzales, LA	K-4	Prairieville Middle School (225) 621-2340 16200 Hwy. 930 Prairieville, LA	5-8
Dutchtown High School (225) 621-8250 13165 Hwy. 73 Geismar, LA	9-12	Gonzales Middle (225) 621-2505 1502 W. Orice Roth St. Gonzales, LA	6-8	St. Amant High School (225) 621-2565 12035 Hwy. 431 St. Amant, LA	9-12



Schools *(continued)*

Ascension Parish Schools – Public *continued*

St. Amant Middle (225) 621-2600 44317 Hwy. 429 St. Amant, LA	5-8	West Ascension Elementary (225) 474-2780 1200 St. Patrick Donaldsonville, LA	K-5	Ascension Head Start (225) 474-2750 P.O. Box 152 Donaldsonville, LA	K-8
St. Amant Primary (225) 621-2626 44365 Hwy. 429 St. Amant, LA	K-4	Ascension Alternative School (225) 474-2770 38606 Hwy. 22 Darrow, LA			

Ascension Parish Schools – Private

Ascension Catholic Primary (225) 473-8540 618 Iberville St. Donaldsonville, LA	K-4	Ascension Catholic High School (225) 473-9227 311 St. Vincent Donaldsonville, LA	9-12	Faith Academy and Faith School (225) 644-3110 10469 Airline Hwy. Gonzales, LA	K-8
Ascension Catholic Middle (225) 473-7486 809 St. Vincent St. Donaldsonville, LA	5-8	Ascension Christian Academy and Child Development Center (225) 622-3924 14408 EA Academy Road Gonzales, LA	K-7	St. Theresa Catholic School (225) 647-2803 212 East New River Gonzales, LA	K-8

Livingston Parish Schools

Albany High (225) 567-9319 29710 Mulberry Street Albany, LA	9-12	Doyle High (225) 686-2318 20480 Circle Drive Livingston, LA	7-12	Holden (225) 567-9367 30120 Montpelier Drive Holden, LA	K-12
Albany Middle (225) 567-5231 29675 Reeves Lane Albany, LA	6-8	Doyle Elementary (225) 686-2416 29285 S. Range Road Livingston, LA	K-6	Levi Milton Elementary (225) 664-9711 31450 Walker North Road Walker, LA	K-5
Albany Upper Elementary (225) 567-5097 29779 S. Montpelier Drive Albany, LA	3-5	Eastside Elementary (225) 791-8581 9735 Lockhart Road Denham Springs, LA	K-5	Lewis Vincent Elementary (225) 665-8198 7686 Vincent Road Denham Springs, LA	K-5
Albany Lower Elementary (225) 567-9281 30051 W. School Street Albany, LA	K-2	French Settlement High (225) 698-3561 15875 La. Hwy. 16 French Settlement, LA	7-12	Live Oak High (225) 665-8858 35086 Old La. Hwy. 16 Watson, LA	9-12
Denham Springs High (225) 665-8851 1000 N. Range Avenue Denham Springs, LA	10-12	French Settlement Elementary (225) 698-6848 15810 La. Hwy. 16 Livingston, LA	K-6	Live Oak Middle (225) 664-3211 8444 Cecil Drive Watson, LA	6-8
Denham Springs Freshman High (225) 665-7890 940 Range Avenue N.E. Denham Springs, LA	9	Freshwater Elementary (225) 665-5371 1025 Cockerham Road Denham Springs, LA	K-5	Live Oak Elementary (225) 665-6702 35195 Old La. Hwy. 16 Watson, LA	K-5
Denham Springs Junior High (225) 665-8898 401 Hatchell Lane Denham Springs, LA	6-8	Frost Elementary (225) 698-3780 19672 La. Hwy. 42 Livingston, LA	K-8	North Live Oak Elementary (225) 667-3135 36605 Outback Road Watson, LA	K-5
Denham Springs Elementary (225) 665-5855 306 N. Range Avenue Denham Springs, LA	K-5	Grays Creek Elementary (225) 667-1808 11400 La. Hwy. 1033 Denham Springs, LA	K-5	Option III (225) 665-6062 Burgess Road Walker, LA	



Schools *(continued)*

Livingston Parish Schools

<p>South Live Oak Elementary (225) 667-9330 8400 Cecil Drive Watson, LA</p>	<p>K-5</p>	<p>Southside Junior High (225) 664-4221 26535 La. Hwy. 16 Denham Springs, LA</p>	<p>6-8</p>	<p>Walker Junior High (225) 665-8970 13443 Burgess Avenue Walker, LA</p>	<p>6-8</p>
<p>Maurepas (225) 695-6111 23923 Hwy. 22 Maurepas, LA</p>	<p>K-12</p>	<p>Southside Elementary (225) 665-5500 1129 S. Range Avenue Denham Springs, LA</p>	<p>K-5</p>	<p>Westside Junior High (225) 665-8259 12615 Burgess Avenue Walker, LA</p>	<p>6-8</p>
<p>North Corbin Elementary (225) 686-9169 32645 North Corbin Road Walker, LA</p>	<p>K-5</p>	<p>Springfield High (225) 294-3256 27322 La. Hwy. 42 Springfield, LA</p>	<p>9-12</p>	<p>South Walker Elementary (225) 665-0446 13745 Milton Lane Walker, LA</p>	<p>K-5</p>
<p>Northside Elementary (225) 664-4223 1090 Robbie Street Denham Springs, LA</p>	<p>K-5</p>	<p>Springfield Middle (225) 294-3306 24145 Coates Road Springfield, LA</p>	<p>5-8</p>	<p>Walker Elementary (225) 665-5534 13327 Wildcat Drive Walker, LA</p>	<p>K-5</p>
<p>Pine Ridge (225) 664-4823 30228 Travis Street Walker, LA</p>		<p>Springfield Elementary (225) 294-3398 25190 Blood River Road Springfield, LA</p>	<p>K-4</p>		
<p>Seventh Ward Elementary (225) 665-5815 24495 La. Hwy. 16 Denham Springs, LA</p>	<p>K-5</p>	<p>Walker High (225) 664-4825 12646 Burgess Avenue Walker, LA</p>	<p>9-12</p>		



Baton Rouge Area Libraries

CENTROPLEX LIBRARY

120 St. Louis Street, Baton Rouge, LA 70802
(225) 389-4959, Monday-Thursday 8 a.m.-7 p.m.
Friday-Saturday 9 a.m.-6 p.m., Sunday 2 p.m.-6 p.m.

EAST BATON ROUGE PARISH LIBRARY

7711 Goodwood Boulevard, Baton Rouge, LA 70806
(225) 231-3750, Monday-Thursday 8 a.m.-10 p.m.
Friday-Saturday 8 a.m.-6 p.m., Sunday 2 p.m.-10 p.m.

STATE LIBRARY

760 N. Third Street, Baton Rouge, LA 70802
(225) 342-4913, Monday-Friday 8 a.m.-4:30 p.m.

BRANCHES OF THE MAIN LIBRARY:

Baker Branch (225) 775-3125
4761 Groom Road, Baker, LA

Bluebonnet Regional Branch (225) 763-2250
9200 Bluebonnet Boulevard, Baton Rouge, LA

Carver Branch (225) 389-4978
1509 Highland Road, Baton Rouge, LA

Delmont Gardens (225) 389-5280
3351 Lorraine, Baton Rouge, LA

Eden Park Branch (225) 389-3829
4142 Gus Young Avenue, Baton Rouge, LA

Jones Creek Regional Branch (225) 756-1140
6222 Jones Creek Road, Baton Rouge

Scotlandville Branch (225) 778-0618
1492 Harding Boulevard, Baton Rouge, LA

Zachary Branch (225) 654-5086
5055 East Mae Street, Zachary, LA

MIDDLETON LIBRARY

(225) 388-5652
Louisiana State University, Baton Rouge

JOHN B. CADE LIBRARY

(225) 771-4990
Southern University, Southern Branch Post Office

LSU LAW LIBRARY

(225) 388-8802
Louisiana State University, Baton Rouge



Area Attractions and Children's Activities

Atchafalaya Basin Tours

One and one-half hour boat tours given by McGee's in Breaux Bridge. Call (318) 228-8519 or (318) 228-2384 for times and prices. Also providing trips is Whiskey River Basin Boat Tours in Whiskey River Landing, Interstate I-10 at Henderson. Call (318) 228-8567.

Louisiana Arts & Science Center

Old Governor's Mansion Museum. Located on North Boulevard at St. Charles Street. It was built in 1930 by Huey P. Long. Admission charged. Call (225) 344-5272 for information.

Louisiana Governor's Mansion

Located at 1001 Capitol Access Road. It was built in 1963 in modified Greek revival style to resemble a plantation home. Admission is free. Call (225) 342-5855.

Samuel Clemens Riverboat

Docked in the Mississippi River at the foot of Florida Street. Can carry 276 passengers. Complete line of catering and bar facilities on board. Harbor tours, dinner, and dancing cruises. Admission charged. Call (225) 381-9606 for information.

The LSU Rural Life Museum

Located at 6200 Burden Lane on the 450-acre Burden Research Plantation. The Museum provides insight into the lifestyles and cultures of preindustrial Louisianians. Call (225) 765-2437 for more information.

Greater Baton Rouge Zoo

The BREC Zoo is located on 125 acres of BREC's 640 acre Greenwood Park at Highway 19 and Thomas Road north of the city. The Zoo is open seven days a week from 10 a.m. to 5 p.m. in the winter and until 6 p.m. in the fall and summer.

Horse Activity Center

The horse activity center is a new facility providing most types of equestrian activities, including riding classes for the handicapped. The facility includes large indoor and outdoor arenas. The 125 acre center is located on River Road near Brightside Lane south of LSU.

Museum of Natural Science

Located at the end of Foster Hall on Dalrymple Drive. The exhibits focus on animals and birds in their natural habitat. Children love the sound show exhibit. Admission is FREE. Hours are Monday-Friday 8:00 a.m.-4:00 p.m. and Saturday 9:30 a.m.-1:00 p.m. Call (225) 388-2855 for more information.

Indian Mounds

Located off Dalrymple Drive across from the Music and Dramatic Arts building (LSU). This is an actual Indian gravesite. Kids love to run up and down the burial mounds or just sit at the top and watch the world go by.



Recreation

U.S.S. Kidd

Nautical Historic Center Naval Museum. River Road at the foot of Government Street. It is open seven days a week, 9:00 a.m.-5:00 p.m. and closed for Thanksgiving Day and Christmas. Call (225) 342-1942 for more information.

Louisiana State University

L.S.U. is a great source for many varied activities for you and your children. You will immediately be taken in by the beauty of this University's grand architecture, beautiful landscaping and serene lakes. Maps of the University are available at the Visitor's Center located at the corner of Highland Road and Dalrymple Drive.

Mike the Tiger

L.S.U.'s beautiful mascot is a Bengal Tiger and resides on the Baton Rouge campus of Louisiana State University, in the natural habitat complex.

Recreation

BREC

BREC sponsors a number of special events at various times throughout the year, such as the kite flying competition in the spring, ping-pong tournaments, basketball and football clinics, special bicycle competition, and fishing rodeos for all age groups.

One of BREC's most popular programs is the supervised neighborhood playground programs sponsored each summer for eight weeks at some sixty locations. BREC provides trained personnel for supervision at locations throughout the parish each weekday for boys and girls. Day camps are also offered at numerous sites during the summer.

The East Baton Rouge Recreation and Park Commission received the nation's highest honor for municipal park systems when it was presented the 1991 Gold Medal award for excellence in park and recreation.

For more information, call (225) 272-9208.

Golf Courses

City Park - (225) 387-9523
Clark Park - (225) 775-9008
Dumas Park - (225) 775-9166
Howell Park - (225) 357-9292
Webb Park - (225) 383-4919
Santa Maria - (225) 752-9667
The Island - (225) 685-0083
University Club - (225) 819-0800

Cohn Arboretum - (225) 775-1006

Farr Park Horse Activity - (225) 769-7805

Palomino Park - (225) 261-4084

Tennis Centers

City Park - (225) 344-4501
Forest Park - (225) 756-3312
Greenwood Park - (225) 778-4040
Highland Park - (225) 766-0247
Independence Park - (225) 923-2792

Campgrounds

Farr Park - (225) 769-7805 or (225) 766-9220
Greenwood Park - (225) 774-8362

Pelican Point - (225) 746-9252



Automobiles

DRIVER'S LICENSE

Louisiana Office of Motor Vehicles

Authorities warn that motorists establishing residency in Louisiana have only thirty (30) days to get their vehicles registered and only ninety (90) days to get their Louisiana driver's license. You must present two forms of identification (utility bills, lease agreements, mortgage stub, cable television bills, social security card, W-2 or voter registration). Call (225) 922-1175 for more information or visit the Office of Motor Vehicles at 7701 Independence Boulevard between 8:00 a.m.-4:30 p.m. Monday through Friday.

Newcomers take an eye test after presenting his or her former valid out-of-state driver's license and two other forms of identification. If the license is expired, a written examination must be taken. Licenses are valid for 4 years and the cost is approximately \$18-48. No personal checks are accepted.

Driving tests are not given after 5:30 p.m., when streets are wet, or when headlights are required.

License plates are also obtained through the Office of Motor Vehicles. The cost of the plate is determined by the blue book value of the car and varies with the individual vehicle.

Inspection

Inspection stickers must be renewed yearly (for a \$13.00 charge) at service stations designated by the orange "Louisiana Inspection Station" signs. However, your inspection sticker from the previous state is valid until it expires. You will need a valid Louisiana driver's license, Louisiana registration certificate, and a Louisiana license plate. The driver also must provide proof of liability insurance, which must be kept in the vehicle at all times.

Registration

Newcomers in the Baton Rouge area should take their vehicle registration papers, proof of liability insurance, and title issued from the state in which they previously resided to the Office of Motor Vehicles at 7701 Independence Boulevard, and fill out an application for a Louisiana Title. The applicant is given license plates and registration papers. The title is mailed about five (5) days later.

Car Taxes

Payment of a sales tax also may be necessary. The newcomer must pay or may get a credit for the difference in sales tax, if any, between his or her former state. Louisiana sales tax is 4% and individual city and parish taxes are added to that in many areas. Baton Rougeans pay a \$24 fee plus an 8% tax. . The tax is applied only to 75% of the current retail value on the vehicle as listed in the National Automobile Dealers Association and used car guide or "blue book."

Voter Registration

East Baton Rouge Parish residents should bring driver's license or utility bill with name and address on it to the Registrar of Voters Office, second floor, Governmental Building, 222 St. Louis Street. Residents of other parishes need to go to their respective courthouses. No period of residency is required.

Property Taxes

Baton Rouge's property taxes are among the lowest in the nation. The first \$75,000 of a residence's value is tax exempt under the homestead exemption. To register for it, stop by the Parish Assessor's Office in the Governmental Building, 222 St. Louis Street, during normal weekday business hours.



Building Permits & Utilities

Building Permits

The City-Parish requires that permits be applied for new construction and renovation work to ensure that all building codes are being adhered to. The Permits Office is located at 300 North 10th Street. For information, call (225) 389-3226.

Utilities

TELEPHONE

AT&T

To request telephone service in Baton Rouge, new customers must call AT&T at 1-888-757-6500 and place their order.

WATER

Baton Rouge Water Company

To request water service, please call the Baton Rouge Water Company at (225) 925-2011 or stop by the office at 8755 Goodwood Boulevard, Monday through Friday, between the hours of 8:30 a.m. and 5:00 p.m.

All residential customers are required to post a \$30 deposit before water service can be initiated. The deposit can be mailed to or dropped off at the Water Works office. In addition to the deposit, there is a connection charge of \$15 for turning on the service.

Parish Water Company

To request water service, please call Parish Water at (225) 261-2011 or stop by the office at 8755 Goodwood Boulevard, Monday through Friday, between the hours of 8:30 a.m. and 5:00 p.m.

Customers are required to post a \$45 deposit before water service can be initiated. In addition to the deposit, there is a connection charge of \$10 for turning on the service.

SEWERAGE

Sewerage is automatically connected with the water service from Baton Rouge Water Company or Parish Water Company. You do not need to contact the sewer company. Water users are also required to pay a sewer user's fee and will receive a separate monthly bill from the City-Parish for this service.

ELECTRICITY and GAS

Entergy

The majority of homes in Baton Rouge are serviced by Entergy (gas and electricity). Certain sections of the city are serviced by Louisiana Gas Services Company (gas), or Dixie Electric Corporation (electricity). Sometimes there is a combination of both.

(Utilities continued on next page)



Utilities *(continued)*

Entergy requires a \$150 deposit for electricity and gas or for just electricity. They require a \$100 deposit for gas only. The \$150 or the \$100 deposit is for both homeowners and renters. Deposits are refundable after one year, providing all bills are paid on time. To apply for service call (800) 368-3749 and a customer service representative will handle your application. There is an \$18 turn-on charge for gas and electricity. This charge appears on your first bill.

Louisiana Gas Service Company

To make application call (225) 927-9892 or stop by their office at 8211 Goodwood Boulevard, Suite B2. Renters are required to pay a \$75 deposit and a \$25 connection fee, and homeowners must pay a \$60 deposit and a \$25 connection fee.

Dixie Electric

They require a written application for membership and service. The membership fee is \$5.

To find out if you are serviced by Dixie Electric call (225) 261-1221 or write the headquarters at P.O. Box 15659, Baton Rouge, Louisiana 70895.

Dixie Electric requires Homeowners to bring in the purchase agreement in order to pay no deposit, pay \$5 for the membership fee, and pay \$35 for the service charge/connection fee.

Dixie Electric requires Renters to pay a \$100-UP (based upon credit report) deposit, pay \$5 for the membership fee, and pay \$35 for the service charge/connection fee.

These deposits can be waived with a letter verifying good credit from your previous utility company.



Hospitals

Baton Rouge General Medical Center

3600 Florida Boulevard
Baton Rouge, LA 70806
(225) 387-7000

Medical Center of Baton Rouge

17000 Medical Center Drive
Baton Rouge, LA 70816
(225) 752-2470

Our Lady of the Lake Regional Medical Center

5000 Hennessy Boulevard
Baton Rouge, LA 70808
(225) 765-6565

Woman's Hospital

9050 Airline Highway
Baton Rouge, LA 70815
(225) 927-1300
Resources for Women (225) 924-8100

Baton Rouge General Health Center

8585 Piccardy Avenue
Baton Rouge, LA 70809
(225) 763-4070

Earl K. Long Memorial Hospital

5825 Airline Highway
Baton Rouge, LA 70805
(225) 356-3361

Lane Memorial Hospital

6300 Main Street
Zachary, LA 70719
(225) 658-4000

CPC Meadow Wood Hospital

9032 Perkins Road
Baton Rouge, LA 70810
(225) 766-8553
Psychiatric hospital for adults and adolescents

Emergency Numbers

General Emergency Number: 911**City Police**

704 Mayflower
Main Station: (225) 389-3831

East Baton Rouge Parish Sheriff's Office

Main Number: (225) 389-5000

Fire Department

(225) 354-1400 or 911

Ambulance Service

E.M.S.: 911
Acadian: 911

Billing for ambulance service will be sent from the company providing the service.



Tips

Cable Television

Cox Communications
1-800-794-2635

Direct TV

Cox Communications
1-800-347-3288

Churches

Check the yellow pages of the phone book for a complete listing of churches for the Greater Baton Rouge area.

Local Parks

Call the East Baton Rouge Parish Recreation and Park Commission (BREC) for more information at (225) 272-9208. (See Recreation, page 10.)

Movies and Restaurants

Check the Fun section in Friday's newspaper for a list of movies and restaurants.

Newspaper Delivery

Call The Advocate Circulation Department at (225) 388-0200.

Pets

Dogs and cats that are domiciled in East Baton Rouge Parish are required to have an annual rabies vaccination by a licensed veterinarian and to have a current rabies tag and license, visible and secured at all times. The parish also has a leash law for dogs and cats.

Pets are required to be kept indoors, fenced or leashed, or they may be impounded by the East Baton Rouge Animal Control Unit if found running loose.

If you have any questions, call the Animal Control Center at (225) 774-7700.



Local Real Estate Practices in Baton Rouge

As real estate practices vary considerably from state to state, LATTER & BLUM/C.J. BROWN has prepared this summary for use by out-of-state buyers. The material is divided into three main areas: Purchase Agreement, Mortgage and Closing.

Purchase Agreement

PREPARATION

Preparation of the Purchase Agreement by a Realtor is customary; rarely is an attorney retained. The interim form of offer, sometimes used in other states, is not used in Louisiana. The Purchase Agreement, when fully executed, creates a binding contract.

DEPOSIT

The Deposit is customarily 10% of the purchase price given in the combination of a promissory note and cash or check. In most cases it is held by the listing broker until consummation of the sale. Deposits are returned if contingencies of the contract cannot be met, following execution of a cancellation of the agreement and deposit return agreement.

CONTINGENCIES

Finance Contingencies

Finance contingencies are widely used. The purchaser obligates himself to make good faith loan application, and if a financing commitment cannot be obtained within the specified time, the contract is declared void and the deposit is returned.

Inspections

The Purchase Agreement may be contingent upon the satisfactory completion of roofing, termite, structural, and component inspections. The agreement determines at whose expense the inspections are made.

Sale of Other Property

Occasionally an offer to purchase may be contingent upon the sale of other property. This type of contingency is usually accepted with the understanding that the subject property is to remain with on the market, and that if another acceptable offer is made on the property, the first purchasers will have 48 hours in which to remove the contingency.

PERSONAL PROPERTY

It is customary to reference in the Purchase Agreement any personal property that the purchaser expects to be included in the sale, i.e., draperies, rods, TV antennas, window air units, etc.

TAXES and RENTALS

Taxes and rentals are referenced in the standard broker's agreement; they are prorated to the date of the Act of Sale.

TITLE

The title must be free of defects. The standard agreement calls for an automatic 30 day extension in the event curative work is necessary to clear the title. Any existing liens and encumbrances are to be removed by seller prior to closing.

(Local Practices continued on next page)



Local Real Estate Practices in Baton Rouge *(continued)*

TIME TO CLOSING

Thirty to forty-five days is the average time period allowed for closing, depending upon the lender chosen.

OCCUPANCY

Occupancy either coincides with closing or occurs 2 or 3 days after closing. Occupancy agreements are entered into when occupancy must take place for longer periods before or after the closing.

Mortgage

SOURCES

The two main sources of mortgages are savings & loans and mortgage companies. Savings & loans are traditionally sources of conventional financing, while the mortgage companies are more likely to place VA, FHA and FNMA loans.

USURY LAWS

The usury law applies only to institutional lenders and sets maximum interest rate limits. The limits are adjustable and are tied to a national fund rate.

DISCOUNT POINTS

Discount points on a VA or FHA loan may be paid by Buyers or Sellers. On conventional loans, they are customarily paid by the purchaser, but may be negotiated. Each discount point represents 1% of the loan amount. In addition, there is at least a 1% funding fee on all VA loans.

DUE-ON-SALE-CLAUSES

Mortgages written by lenders in this area generally contain a "Pact De Non Alienando" clause which in other states is called a "Due on Sale" clause. For this reason there are only a limited number of sales in the area based on assumptions and/or wrap-around financing.

KEY MORTGAGE INSTRUMENTS

The key mortgage instruments are promissory notes, which provides evidence of the debt, and the mortgage, which acts as security for the note.

Closing

LAWYERS

Closings can only be handled by a notary public who is often an attorney as well. Most lenders reserve the right to name or approve the closing attorney of their choice. It is customary for the buyer to choose the closing agent. It is not customary for the buyer or seller to have their own attorney present.

(Local Practices continued on next page)



Local Real Estate Practices in Baton Rouge *(continued)*

POWERS OF ATTORNEY

Powers of attorney are used in the event that one or more sellers or purchasers cannot be present at the closing. Many local attorneys have their own required form and may reject a power of attorney which does not conform to Louisiana statutes. It is always advisable to have the closing notary originate or approve the power of attorney well in advance of the closing. Louisiana Law requires that powers of attorney to buy or sell must specify and be executed before a Notary and two witnesses. The State of Louisiana requires a specific power of attorney for real estate transactions.

INSURANCE

Property Insurance

Lenders require a Homeowner's or fire and extended coverage policy for either the amount of the mortgage or the appraised value of the structure, whichever is greater.

Title Insurance

Title insurance in favor of the lender is required in most cases. For a nominal additional cost, insurance in favor of the purchaser can be obtained.

Private Mortgage Insurance or Stretch Premium

With a fixed or adjustable rate conventional mortgage, private mortgage insurance (or Stretch premium) is required whenever the loan-to-value ratio exceeds 80%.

Responsibilities of the Closing Notary

1. Ordering the survey
2. Preparing the deed
3. Handling mortgage insurance (if applicable)
4. Preparing and computing the closing statement, including all adjustments
5. Satisfying any existing liens or encumbrances.
6. Paying Broker's Commission from proceeds
7. Recording all pertinent documents

TITLE TO PROPERTY

Title in Louisiana is evidenced by "conveyance." Purchasers will normally receive a copy of the title within three weeks of the sale; at that time the sale will have been recorded and assigned Mortgage and Conveyance book numbers.

HOMESTEAD EXEMPTIONS

A homestead exemption on owner-occupied property up to \$75,000 is one of the reasons for the low property taxes that exist throughout Louisiana. Purchasers should inquire about securing a homestead exemption immediately upon receiving a copy of the title.

CLOSING COSTS

The most significant difference in the payment of closing costs in the Baton Rouge area, as compared to other states, is that the purchaser usually pays the cost of title research and/or title insurance.

(Local Practices continued on next page)



Local Real Estate Practices in Baton Rouge *(continued)*

Purchasers are advised to inquire about current interest rates and discount points in advance of the home search. We omit the cost of flood insurance because of the many variables involved based on flood zones and elevations. It is not required in every area. The following is based upon an \$80,000 loan amount:

<input type="checkbox"/> Credit Report (out of state)*	\$ 55.00
<input type="checkbox"/> Appraisal	350.00
<input type="checkbox"/> Origination Fee (1%) of loan amount	800.00
<input type="checkbox"/> Interest for 1/2 month – Varies depending on % of term	TBD
<input type="checkbox"/> Hazard Insurance	800.00
<input type="checkbox"/> Three Month's Hazard Insurance (escrow)	125.00
<input type="checkbox"/> Three Months' Taxes (escrow)	171.00
<input type="checkbox"/> Abstract & Title Examination	350.00
<input type="checkbox"/> Document Preparation	150.00
<input type="checkbox"/> Recordation Fees (minimum)	350.00
<input type="checkbox"/> Survey (Optional depending upon lender. If required approximately \$250.00)	
<input type="checkbox"/> Title Insurance (Lenders' Coverage)	272.00
<input type="checkbox"/> Title Insurance (Owners' Coverage)	187.00

*Paid at time of application and not refundable

**See II-C

CERTIFICATES OF OCCUPANCY

This type of certificate, required only on new construction in the Baton Rouge market area.



LATTER & BLUM INC/REALTORS®

Since 1916

Branch & Corporate Offices

TOLL FREE NUMBER 1-800-428-8294

CORPORATE OFFICES

LATTER & BLUM, Inc., Realtors
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New Orleans, LA 70130-3610
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Robert W. Merrick
Appraisal/Counseling Division
(504) 586-1445 • Fax (504) 569-9337

Retail Properties Division
(504) 569-9312 • FAX (504) 569-9336

Industrial Division
(504) 569-9310 • FAX (504) 569-9336

Commercial Property Management
(504) 569-9415 • FAX (504) 569-9432

NAI Commercial Sales / Leasing - New Orleans
(504) 525-1311 • FAX (504) 569-9336

NAI Commercial Sales/Leasing - Baton Rouge
(225) 295-0800 • FAX (225) 295-0888

**Commercial Leasing - Property Management
Baton Rouge**
(225) 297-7888 • FAX (225) 297-7880

Residential Sales Division
(504) 569-9362 • FAX (504) 569-9337

Residential Property Management - Lafayette
110 Travis Street, Ste. 107
Lafayette, LA 70503
(337) 237-5288 • FAX (337) 237-5242

Residential Property Management - New Orleans
(504) 866-7000 • FAX (504) 866-6393

Fine Homes Department
(504) 569-9364 • FAX (504) 569-9337

Relocation Department
(504) 569-9364 • FAX (504) 569-9337
1-800-482-8294

REO
(985) 641-1000 • FAX (504) 648-1233

Third Party
(504) 569-9421 • FAX (504) 569-9337

Career Development
(504) 569-9378 • FAX (504) 569-9337

LATTER & BLUM / NAI COMMERCIAL BRANCH OFFICES

Baton Rouge
10455 Jefferson Hwy., Suite 200
Baton Rouge, LA 70809
(225) 295-0800 • FAX (225) 295-0888
WATS 1-800-406-0082

Lafayette
302 Larue France St., Ste. 102
Lafayette, LA 70503
(337) 237-9334 • FAX (337) 235-8345

C.J. BROWN RESIDENTIAL OFFICES

Corporate Office
C.J. Brown, Realtors
4324 S. Sherwood Forest Blvd., Ste 125
Baton Rouge, LA 70816
(225) 763-3457 • FAX (225) 763-3366

Ascension
17424 Airline Hwy., Suite 01
Prairieville, LA 70769
(225) 673-4777 • FAX (225) 673-1905

Baton Rouge - Sherwood
4314 S. Sherwood Forest Blvd.
Suite 100, A & B
Baton Rouge, LA 70816
(225) 292-1000
FAX (225) 296-0556 • (225) 291-2840

Baton Rouge - Perkins
7414 Perkins Road, Suite 200
Baton Rouge, LA 70808
(225) 769-1500
FAX (225) 769-4805 • (225) 769-0248

Denham Springs
2350 S. Range Ave.
Denham Springs, LA 70726
(225) 791-1919 • FAX (225) 791-7883

Zachary
5333 Main Street
Zachary, LA 70791-3956
(225) 761-6600 • FAX (225) 761-6605

LATTER & BLUM - LOUISIANA RESIDENTIAL OFFICES

Algiers / Gretna
#1 Seine Court
West Park One, Suite 100
New Orleans, LA 70114
(504) 362-1823 • FAX (504) 367-2496

Amite
CLASSIC HOMES & PROPERTIES, INC.
930 West Oak St.
Amite, LA 70422
(985) 748-7601 • FAX (985) 748-7501

Boutte / Luling
13322 Highway 90, Suite P
Boutte, LA 70039
(985) 785-4455 • FAX (985) 785-8855
N.O. Direct (504) 565-5858

Garden District
2734 Prytania St.
New Orleans, LA 70130
(504) 895-4663 • FAX (504) 895-2524

Hammond
CLASSIC HOMES & PROPERTIES, INC.
14454 University Ave.
Hammond, LA 70401
WATS 1-888-323-7601
(985) 542-7601 • FAX (985) 542-7760

Houma
1181 W. Tunnel, Ste. A
Houma, LA 70361
(985) 873-8744 • FAX (985) 785-8855

Historic District-French Quarter
840 Elysian Fields Avenue
New Orleans, LA 70117
(504) 948-3011 • FAX (504) 948-4044

Jefferson Parish
5700 Citrus Blvd., Ste. A-4
New Orleans, LA 70123
(504) 293-4900 • FAX (504) 733-3460

Kenner
3801 Williams Boulevard
Kenner, LA 70065
(504) 443-3300 • FAX (504) 466-1699
(After 6:00 pm - 443-3703)

Lakefront-New Orleans
7039 Canal Blvd.
New Orleans, LA 70124
(504) 282-2611 • FAX (504) 948-4044

LaPlace
1101 W. Airline Hwy.
LaPlace, LA 70068
(985) 652-5556 • FAX (985) 359-9906

Livingston
CLASSIC HOMES & PROPERTIES, INC.
13922 Florida Blvd.
Livingston, LA 70754
1-888-323-7601

Mandeville / Covington
1151 N. Causeway Boulevard
Mandeville, LA 70471
(985) 626-5695 • FAX (985) 626-5866
N.O. Direct (504) 581-7419

Marrero
1636 Barataria Boulevard
Marrero, LA 70072
(504) 340-7003 • FAX (504) 340-9598

Metairie
3621 Veterans Boulevard
Metairie, LA 70002
(504) 888-4585 • FAX (504) 455-7913

New Orleans East
New Orleans, LA
(504) 246-7221 • FAX (504) 948-4044

Pontchatoula
CLASSIC HOMES & PROPERTIES, INC.
523 W. Pine Street
Pontchatoula, LA 70454
(985) 386-7125 • FAX (985) 386-7133

Slidell
1400 Gause Boulevard
Slidell, LA 70458-2251
(985) 641-1000 • FAX (985) 641-3080
N.O. Direct (504) 565-5811

Uptown
7835 Maple Street
New Orleans, LA 70118
(504) 866-2785 • FAX (504) 865-1574

LATTER & BLUM - MISSISSIPPI RESIDENTIAL OFFICES

Bay St. Louis
1188 Highway 90
Bay St. Louis, MS 39520
(228) 467-4111 • FAX (228) 467-2507
WATS 1-800-215-4111-

Gulfport
SHAW PROPERTIES
777 Watkins Ave.
Gulfport, MS 39507
(228) 896-6060 • FAX (228) 897-7655

Ocean Springs
HERITAGE REALTY
1628 Bienville Blvd.
Ocean Springs, MS 39564
(228) 875-0225 • FAX (228) 872-2777

Pascagoula
HERITAGE REALTY
1205 Jackson Ave.
Pascagoula, MS 39567
(228) 769-1771 • FAX (228) 769-1775