

Coastal Real Property Claims

How to get information and claim forms for the BP Settlement

The BP Settlement has a provision for many Pensacola Beach homes and condos to make a claim for the loss of use and enjoyment of their property due to the oil spill. This is available for all properties located directly on the Gulf, and for many (but not all) properties located directly on the Sound. Properties not directly on the Gulf or the Sound do not qualify for this settlement. The award is based on the 2010 assessed value of the property (including land). The minimum claim amount is \$3,500 for properties located on the Gulf and \$2,800 for properties located on the Sound.

*******PLEASE NOTE*******

This information has been accumulated by a concerned Beach resident. It does not purport to be legal advice. If you have questions, go to the web site below or to the Claimant Assistance Center at 7555 W. Hwy 98, or seek the advice of an attorney.

Step One: To find out if your property is in the Coastal Real Property Claim Zone:

1. Go to www.deepwaterhorizonsettlements.com
2. Click "Economic and Property Damage Claims" (At the bottom of the page. Depending on how you accessed this site, this step may not be necessary)
3. Click "Maps"
4. Click "Click here" (in first paragraph)
5. Click "Locate Address" (on right hand side)
6. Click "Enter an Address"
7. Enter your address, a map will appear. If the location is correct, Click "Location Correct"
8. On the right hand side, it will tell you that you are in Economic Loss Zone A. This is true for all Pensacola Beach properties, and entitles you to make claims for economic losses. Below that, it will tell you if you are Within or Not Within the Coastal Real Property Claim Zone. That is the notation that determines if you qualify for these benefits.

Step Two:

1. If you are Within the Coastal Real Property Claim Zone, go back to the home page and click on "Claim Forms".
2. First Click on "Registration Form" for Instructions and the Registration Form. This must be submitted in addition to the Claim Form.
3. Next click on "Coastal Real Property (Green Form)" for the Instructions and the Claim Form.

Step Three: Documentation: The following documentation must be submitted with your Claim Form:

Proper and complete documentation is critical for the timely processing of your claim. The following are needed:

1. IRS Form W-9. This can be obtained off the IRS's web site – www.irs.gov , or at the www.deepwaterhorizonsettlements.com site. Just go to "Claim Forms" and click on "Tax Forms" at the bottom of the page.
2. Copy of the Assignment of Lease (or in some cases the Statutory Warranty Deed) from your purchase of the property. This can be obtained off the Escambia County Appraiser's web site. Look up your property parcel, go to "Sales Data" and click on "View Instr" for the date of your

purchase. The document should appear. If it is not there, you can go to the Escambia County Clerk's office to get a copy.

3. A copy of your 2010 tax assessment from Chris Jones (not the tax bill from Janet Holley). If you cannot locate your 2010 Notice of Assessment, call the Escambia County Appraiser at 434-2735 and ask for Bubba Peters or Louis Butler.
4. If you leased your property to others in 2010, include a copy of the lease. (See notes below)
5. If you sold your property in 2010, include a copy of the sales contract and closing statement. (See notes below)

If You Leased Your Property to Others :

If you rented your property to others between April 20, 2010 and December 31, 2010, the lessee may be eligible for a portion of your BP claim, and you may only be allowed to make a claim for the portion of time it was not rented. There are several special rules that apply to this provision:

- The rental period must be for 60 or more days between April 20, 2010 and December 31, 2010, and the lease must have been executed before April 20, 2010.
- Short-term (less than 60 days) leases do not count, as the lessee would not be eligible for a claim. So if you rented a condo to all short-term renters in 2010, you may qualify for the entire claim.

If You Sold Your Property in 2010:

If you sold your property between April 20, 2010 and December 31, 2010, your claim amount may be pro-rated by dividing the number of days you owned the property after April 20th by 255 days.

Special Note: If you sold your property between April 20 and December 31, 2010, you are eligible for a claim equal to 12.5% of your sales price. Go back to the www.deepwaterhorizonsettlements.com website, go to the Claim Forms page and click on "Real Property Sales (Orange Form)".

Is Everyone Eligible for These Awards?

No. As noted above, only properties located directly on the Gulf and some that are located directly on the Sound are eligible.

Additionally, if you filed a claim with the GCCF (Gulf Coast Claims Facility), and reached a settlement for economic losses with BP and signed a waiver form, you may have waived your rights to any further claims, including claims filed under this class action lawsuit. Read your waiver form carefully.

Should I file On-Line or Mail the Claim Form and Documents?

Filing on-line is the quickest and easiest way to file a claim, but you must also be able to electronically file all supporting documentation. Filing on line and then mailing the documentation is not recommended, as the claims processing center could easily fail to properly match up the documents.

If you do not have all your documentation in electronic form, it is best to mail in the Claim Form and all documentation together.

What if I Have Multiple Properties?

You will need to file a separate Claim Form for each property, but only one Registration Form is required for each entity. So if you owned three properties, one in your own name and two in the name of an LLC, You would need to fill out 2 Registration Forms and 3 Claim Forms.

To See the Map for Pensacola Beach Showing Which Parcels are Within the Zone

Go back to the Home Page on the www.deepwaterhorizonsettlements.com site

Click on "Court Documents".

Click on "Amended Settlement Agreement". This is a 1,033 page document. The maps which show which Pensacola Beach Parcels qualify can be found by scrolling down to these pages:

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Real Property Sales

How to get information and claim forms for the BP Settlement

If you sold a property on Pensacola Beach between April 20, 2010 (BP oil spill date) and December 31, 2010, you may qualify for a benefit equal to 12.5% of the sales price from the BP class action settlement.

*****PLEASE NOTE*****

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To qualify, the following must apply:

- The property is within the Real Property Sales Claim Zone. Properties which are directly on the Gulf, and some properties which are directly on the sound qualify. (See below).
- The sales contract is dated after April 20, 2010 and the transaction closed by December 31, 2010, or the contract was dated before April 20, 2010 and the price was later reduced due to the oil spill.
- You have not already settled with BP and signed a waiver of rights to future benefits.

Step One: To find out if the property that you sold is in the Coastal Real Property Claim Zone:

Go to www.deepwaterhorizonsettlements.com

Click "Economic and Property Damage Claims" (At the bottom of the page. This step may not be necessary depending on how you accessed the web site)

Click "Maps"

Click "Click here" (in first paragraph)

Click "Locate Address" (on right hand side)

Click "Enter an Address"

Enter the property address, a map will appear. If the location is correct, Click "Location Correct"

On the right hand side, it will tell you that the property is in Economic Loss Zone A. This is true for all Pensacola Beach properties, and entitles the owner to make claims for economic losses. Below that, it will tell you if the property is Within or Not Within the Coastal Real Property Claim Zone. Below that, it will tell you if the property is within the Real Property Sales Claim Zone. (This is the critical determination if you are qualified for any benefits under the class action lawsuit.)

Step Two: If the property is Within the Real Property Sales Claim Zone, go back to the home page and click on "Claim Forms".

First Click on "Registration Form" for Instructions and the Registration Form. This must be submitted in addition to the Claim Form.

Next click on "Real Property Sales (Orange Form)" for the Instructions and the Claim Form.

Step Three: Documentation: The following documentation must be submitted with your Claim Form:

Proper and complete documentation is critical for the timely processing of your claim. The following are needed:

1. IRS Form W-9. This can be obtained off the IRS's web site – www.irs.gov , or at the www.deepwaterhorizonsettlements.com site. Just go to “Claim Forms” and click on “Tax Forms” at the bottom of the page.
2. Copy of the Lease Agreement or Assignment of Lease (or in some cases a Statutory Warranty Deed) recorded when you bought the property.
3. Copy of the Lease Agreement, Assignment of Lease, or Statutory warranty Deed recorded after you sold the property. (This should be obtainable from the Escambia County Appraiser's web site. Look up your property parcel, go to “Sales Data” and click on “View Instr” for the date of your sale. The document should appear. If it is not there, you can go to the Escambia County Clerk's office to get a copy.)
4. Copy of the signed sales contract.
5. Copy of the HUD Closing Statement.

Should I file On-Line or Mail the Claim Form and Documents?

Filing on-line is the quickest and easiest way to file a claim, but you must also be able to electronically file all supporting documentation. Filing on line and then mailing the documentation is not recommended, as the claims processing center could easily fail to properly match up the documents.

If you do not have all your documentation in electronic form, it is best to mail in the Claim Form and all documentation together.

To See the Map for Pensacola Beach Showing Which Parcels are Within the Zone

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