



FOR IMMEDIATE RELEASE
August 26, 2008

Contact: Bert Kaufman
bert@carmoucheforcongress.com
(318) 703-3713

Clip N' Save: Carmouche's Ten Common Sense Haynesville Shale Tips

SHREVEPORT, La – As communities throughout the 4th Congressional district continue to feel the positive effects of Haynesville Shale, Congressional candidate and Caddo Parish District Attorney Paul Carmouche has been busy attending forums and listening to 4th district voters.

To serve as a resource for 4th district residents who may have questions about Haynesville Shale, Carmouche has released the following **10 common sense tips** for understanding the Haynesville Shale play and the influx of out-of-towners into the area. The tips will be available 24 hours a day at www.carmoucheforcongress.com.

“As I’ve traveled around and listened to the people of Northwest Louisiana, Haynesville Shale is on everyone’s mind,” Carmouche said. “I hope these tips will serve as a valuable resource as people are confronted with new decisions and questions about what to do with their property.”

He added, “In Congress, I will make sure that my office will always be a resource for—and responsive to— residents of the 4th Congressional District.”

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Carmouche for Congress, 4847 Line Avenue, Shreveport, LA 71106
www.carmoucheforcongress.com

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- (1) **Go to the clerk of court's office in your parish.** Just because you own land does not mean you own the mineral rights to your property. To find out if you own mineral rights go to the clerk of court's office in your parish to examine your property deed or title. Remember that even if the deed does not have a reservation on it, it could have been reserved previously. Look at the title policy.
- (2) **Form a neighborhood group.** If you don't own a lot of acreage and live in a neighborhood or a subdivision, get your area together to form a group. There's strength in numbers and the more people involved, the better the bargaining position for you in negotiating a lease.
- (3) **Beware of overaggressive landmen and financial institutions.** The Haynesville Shale find has brought a lot of excitement, and it has also brought a lot of out-of-towners. Be careful to not let them exploit you and your land.
- (4) **Don't always take the first offer.** The first offer is not always the best offer.
- (5) **Carefully review the lease.** Usually you will be presented with a standard lease. Read the terms carefully and seek professional legal advice where necessary. Some questions you might ask: Can surface operations be conducted? How long is the lease? What about clean up? Roads in and out?
- (6) **Negotiate changes in your lease to make sure your interests and property are protected.** You should consult a professional, and if you do hire someone to negotiate a lease for you, (1) get a contract in writing and (2) know what you are paying. Beware of professional fees which require you to give a percentage of your royalty.
- (7) **Get everything in writing!!**
- (8) **If you get a cash bonus from a lease, seek advice from a tax expert.** Haynesville Shale income is a good thing, and a cash windfall is always nice, but save and invest your profits wisely.
- (9) **Don't spend all of your money right away, because you will owe tax on the new income.**
- (10) **Know that a lease is a legal document giving both you and the energy company legal rights and obligations.** Understand that signing a lease gives other people access to your property.

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