

Seller's Disclosure Statement

Property Address: _____, Michigan
Street City, Village or Township

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the seller. Unless otherwise advised, the Seller, does not possess any expertise in construction, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. **This statement is not a warranty of any kind by the seller or by any agent representing the Seller in this transaction, and is not a substitute for any inspections or warranties the Buyer may wish to obtain.**

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the seller, the Seller's agent is required to provide a copy to the Buyer or the agent of the Buyer. The Seller authorizes its agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's agent(s), if any. **This information is a disclosure only and is not intended to be part of any contract between the Buyer and Seller.**

Instructions to the seller: (1) Answer ALL questions (2) Report known conditions affecting the property (3) Attach additional pages with your signature if additional space is required (4) Complete this form yourself (5) If some items do not apply to your property, check "Not Available". If you do not know the facts check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides)

	YES	NO	UNKNOWN	N/A		YES	NO	UNKNOWN	N/A
Range/Oven	_____	_____	_____	_____	Lawn Sprinkler System	_____	_____	_____	_____
Dishwasher	_____	_____	_____	_____	Water Heater	_____	_____	_____	_____
Refrigerator	_____	_____	_____	_____	Plumbing system	_____	_____	_____	_____
Hood/Fan	_____	_____	_____	_____	Water softener/conditioner	_____	_____	_____	_____
Disposal	_____	_____	_____	_____	Well & pump	_____	_____	_____	_____
TVAntennae, TV rotor and controls	_____	_____	_____	_____	Septic Tank and drain field	_____	_____	_____	_____
Electrical System	_____	_____	_____	_____	City water system	_____	_____	_____	_____
Garage door opener and control	_____	_____	_____	_____	City sewer system	_____	_____	_____	_____
Alarm System	_____	_____	_____	_____	Central A/C	_____	_____	_____	_____
Intercom	_____	_____	_____	_____	Central heating	_____	_____	_____	_____
Central vacuum	_____	_____	_____	_____	Wall furnace	_____	_____	_____	_____
Attic fan	_____	_____	_____	_____	Humidifier	_____	_____	_____	_____
Pool heater, wall liner & equipment	_____	_____	_____	_____	Electric air filter	_____	_____	_____	_____
Microwave	_____	_____	_____	_____	Solar heating system	_____	_____	_____	_____
Trash Compactor	_____	_____	_____	_____	Fireplace and chimney	_____	_____	_____	_____
Ceiling fan	_____	_____	_____	_____	Wood burning system	_____	_____	_____	_____
Sauna/Hot tub	_____	_____	_____	_____	Dryer	_____	_____	_____	_____
Washer	_____	_____	_____	_____					

Explanations (attach additional sheet if necessary):

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements and additional information:

1. **Basement/Crawlspace:** Has there been evidence of water? Yes _____ No _____
 If Yes, please explain: _____
2. **Insulation:** Describe if known: _____
 Urea Formaldehyde Foam Insulation (UFFI) is installed Unknown _____ Yes _____ No _____
3. **Roof: Leaks?** Unknown _____ Yes _____ No _____
 Approximate age if known: _____
4. **Well:** Type of well (depth/diameter, age and repair history, if known): _____
 Has water been tested? Yes _____ No _____
 If Yes, date of last report/results: _____
5. **Septic tanks/Drain field:** Condition if known _____
6. **Heating system:** Type/approximate age: _____
7. **Plumbing system:** Type: copper _____ galvanized _____ other _____
 Any known problems? _____
8. **Electrical system:** Any known problems? _____
9. **History of infestation:** If any (termites, carpenter ants, etc.) _____
10. **Environmental problems:** Are you aware any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property? Unknown _____ Yes _____ No _____
 If Yes, please explain: _____
11. **Flood insurance:** Do you have flood insurance on the property? Unknown _____ Yes _____ No _____
12. **Mineral rights:** Do you own the mineral rights? Unknown _____ Yes _____ No _____

Other Items: Are you aware of any of the following:

1. Features of the property shared in common with the adjoining landowners, such as walls, fences, roads and driveways or other features whose use or responsibility for maintenance may have an effect on the property? Unknown _____ Yes _____ No _____
2. Any encroachments, easements, zoning violations or nonconforming uses? Unknown _____ Yes _____ No _____
3. Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others) or a homeowners' association that has any authority over the property? Unknown _____ Yes _____ No _____
4. Structural modifications, alteration, or repairs made without necessary permits or licensed contractors Unknown _____ Yes _____ No _____
5. Settling, flooding, drainage, structural or grading problems? Unknown _____ Yes _____ No _____
6. Major damage to the property from fire, wind, flood or landslides? Unknown _____ Yes _____ No _____
7. Any underground storage tanks? Unknown _____ Yes _____ No _____
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc? Unknown _____ Yes _____ No _____
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? Unknown _____ Yes _____ No _____
10. Any outstanding municipal assessments or fees? Unknown _____ Yes _____ No _____
11. Any pending litigation that could affect the property or the Seller's rights to convey the property? Unknown _____ Yes _____ No _____

If the answer to any of these questions is yes, please explain, attach additional sheets if necessary: _____

_____ The seller
 has lived in the residence on the property from _____ (date) to _____ (date).
 The seller has owned the property since _____ (date).

The seller has indicated above the condition of all the items based on information known to the seller. If any changes occur in the structural/mechanical/appliance system of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the broker or the broker's agent.

Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge as of the date of the Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITRION OF THE PROPERTY

BUYER IS ALSO ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ALSO ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, HOMESTEAD EXEMPTION INFORMTAION AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

SELLER _____ DATE _____

SELLER _____ DATE _____

Buyer has read and acknowledges receipt of this statement.

BUYER _____ DATE _____ TIME _____

BUYER _____ DATE _____ TIME _____