

SELLER'S DISCLOSURE STATEMENT

Property Address: _____ Michigan

Street

City, Village, Township

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller's 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, architecture, 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 a part of any contract between 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	Not Available		Yes	No	Unknown	Not Available
Range/oven-	___	___	___	___	Lawn sprinkler system	___	___	___	___
Dishwasher	___	___	___	___	Water heater	___	___	___	___
Refrigerator	___	___	___	___	Plumbing system	___	___	___	___
Hood/fan	___	___	___	___	Water softener/conditioner	___	___	___	___
Disposal	___	___	___	___	Well & pump	___	___	___	___
Sauna/hot tub	___	___	___	___	Septic tank & drain field	___	___	___	___
TV antenna, TV rotor	___	___	___	___	Sump pump	___	___	___	___
&controls									
Electrical System	___	___	___	___	City water system	___	___	___	___
Garage door opener &	___	___	___	___	City sewer system	___	___	___	___
remote control					Central air conditioning	___	___	___	___
Alarm system	___	___	___	___	Central heating system	___	___	___	___
Intercom	___	___	___	___	Wall furnace	___	___	___	___
Central vacuum	___	___	___	___	Humidifier	___	___	___	___
Attic fan	___	___	___	___	Electronic air filter	___	___	___	___
Pool heater, wall liner	___	___	___	___	Solar heating system	___	___	___	___
& equipment					Fireplace & chimney	___	___	___	___
Microwave	___	___	___	___	Wood burning system	___	___	___	___
Trash compactor	___	___	___	___	Washer	___	___	___	___
Ceiling fan	___	___	___	___	Dryer	___	___	___	___

Explanations (attach additional sheets, if necessary):

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

Seller's Initials

Purchaser's Initials

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Property conditions, improvements & 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? Yes ☐ No ☐
 Approximate age, if known: _____
4. Well: Type of well (depth/diameter, age and repair history, if known: _____
 Has the water been tested? Yes ☐ No ☐
 If yes, date of last report/results: _____
5. Septic tanks/drain fields: Condition, if known: _____
6. Heating systems: Type/approximate age: _____
7. Plumbing systems: Type: copper ☐ galvanized ☐ other ☐
 Any known problems? _____
8. Electrical systems: Any known problems? _____
9. History of infestation, if any: (termites, carpenter ants, etc.) _____
10. **Environmental problems:** Are you aware of 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: _____

Flood insurance: Do you have flood insurance on the property? Unknown ☐ yes ☐ no ☐

11. **Mineral rights:** Do you own the mineral rights? Unknown ☐ yes ☐ no ☐

12. **Other Items:** Are you aware of any of the following:

1. Features of the property shared in common with adjoining landowners, such as walls, fences, roads, and driveways or other features whose use or responsibilities. 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, alterations, 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, floods, 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 utility assessments or fees? Unknown ☐ yes ☐ no ☐
11. Any pending litigation that could affect the property or the seller's right to convey the property? Unknown ☐ yes ☐ no ☐

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

Property Address: _____ Michigan
Street City, Village, Township

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 items based on information known to the seller. If any changes occur in the structural/mechanical/appliance systems of this property from 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 Broker's agent.

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

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

BUYER IS ADVISED THAT CERTAIN INFORMATION COMPLIED 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 APPORRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ALSO ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, HOMESTEAD EXEMPTION INFORMATION 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 _____