### Seller's Disclosure Statement

Property Address	S:		Stadium Blvo	i	Ann Arbor	MICHIGAN		
disclosure of the cond expertise in construction or the land. Also, unle THIS STATEMENT IS	ition and informati on, architecture, en as otherwise advis 3 NOT A WARRA	is a disclosure of on concerning the glneering or any ed, the Seller ha ANTY OF ANY	ne property, known other specific area s not conducted ar KIND BY THE S	by the Seller. Unless of related to the construction by inspection of generally ELLER OR BY ANY A	City, Village or Townsh with the Seller Disclosure therwise advised, the Selle on or condition of the impre- inaccessible areas such a GENT REPRESENTING BUYER MAY WISH TO O	e Act. This statement is a er does not possess any overments on the property as the foundation or roof. THE SELLER IN THIS		
makes the following re Seller's Agent is requir any prospective Buyer	presentations base ed to provide a cop in connection with s of the Seller's A	ed on the Seller's by to the Buyer of any actual or ar	knowledge at the the Agent of the B nticipated sale of pr	signing of this document uyer. The Seller authoriz operty. The following are	nough this is not a warrar . Upon receiving this state es its Agent(s) to provide a e representations made so nd is not intended to be	ment from the Seller, the a copy of this statement to lely by the Seller and are		
if additional space is re the facts, check UNKN	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/ agreement so provides		ns below are in w	orking order. (The i	tems listed below are inc	luded in the sale of the pro	perty only if the purchase		
Range/oven Dishwasher Refrigerator  Hood/fan Disposal TV antenna, TV rotor & controls  Electric System Garage door opener & remote control Alarm system  Intercom Central vacuum Attic fan  Pool heater, wall liner & equipment Microwave Trash compactor  Ceiling fan Sauna/hot tub Washer  Explanations (attach ac		No Unkno	wn Not Available	Lawn sprinkler system Water heater Plumbing system  Water softener/ conditioner Well & pump Septic tank & drain field Sump pump  City water system City sewer system Central air conditioning Central heating system Wall furnace Humidiffer Electronic air filter Sofar heating system  Fireplace & chimney Wood burning system Dryer		Unknown Not Available		
UNLESS OTHERWISE BEYOND DATE OF C	AGREED, ALL F OSING.	HOUSEHOLD AP	PLIANCES ARE S	OLD IN WORKING ORE	DER EXCEPT AS NOTED	, WITHOUT WARRANTY		
If yes, please ex Insulation: Desc Urea Formaldeh Roof: Leaks? Approximate age Well: Type of we Has the water be	Ispace: Has there plain:	n (UFFI) is instal	led?	- Juyoun	unknownye ye	esno		
FORM H IAN/06				V		SINITIALS		

Real Estate One, Inc - Ann Arbor, 555 Briarwood Cir Ste 333 Ann Arbor, MI 48108 Phone: 734.996-0000 Fax: 734.661-0102 Tom Stachler

### Seller's Disclosure Statement

Prop	erty Address:	1617 W.	Stadium Blvd		Ann Arbor	MICHIGAN
			Street		City, Village or Towns	ship
5.	Septic tanks/drain fields: Cond	ition, if known:	·			
6.	Heating system: Type/approxim	iate age:				
7.	Heating system: Type/approxim Plumbing system: Type: coppe	er	galvanized	other		
_	Any known problems?				<del></del>	
8. 9.						
10.	History of Infestation, if any: (te Environmental problems: Are y	on aware of any	substances, material	s or products that may be	an environmental haz	ard such as, but not limited
10,	to, asbestos, radon gas, formalde	ehvde, lead-base	d paint, fuel or chemic	al storage taitiks and conta	minated soil on propei	rtv.
					unknown	ves no
	If yes, please explain:			<u>, ۲</u> ۱,		
11.	Flood Insurance: Do you have f	lood insurance o	n the property? 🦼	).W &	Unknowyi	yes no
12.	If yes, please explain:	mineral rights?	<i>X</i>	- "T	unkilown	yes no
Oth -	. Harris Ara vall sulars of any of t	ha fallandaa.			$\mathcal{N}$	yesno yesno
Otne	r Items: Are you aware of any of t Features of the property shared i	ne lollowing: in common with t	he adioining landowne	ve auch ac walk flyncae i	roade and drivowave	ar athar faaturae whaca uca
11	or responsibility for maintenance Any encroachments, easements, Any "common areas" (facilities lib authority over the property?	may have an eff	ect on the property?	15, 200, 45 , 2000)	unknown	yes no
2.	Any encroachments, easements,	zoning violations	s or nonconforming us	es? ( )	unknown	yes no
3.	Any "common areas" (facilities like	ke pools, tennis d	courts, walkways or oth	ner areas do-olyned with ot	hers), or a homeowne	ers' association that has any
	authority over the property? Structural modifications, alteratio					yes no
4.	Structural modifications, afteratio	ns or repairs mad	ue without necessary p	Jen in s di licerised contrac	unknown	ves no
5.	Settling, flooding, drainage, struc	tural or grading r	problems?	V	unknown	ves no
6.	Major damage to the property fro				unknown	yesno yesno yesno
7.	Any underground storage tanks?				unknown	yes no
8.	Farm or farm operation in the vic	inity; or proximity	' to a landfill, airport, sl	nooting range, etc.?		
_	A - v - c charles a discer continue a contin		dia a anu natural ana ma	nalm automalon aurobarga?	unknown	yes no
9.	Any outstanding utility assessme	nts or tees, inclu	ding any natural gas m	ain extension surcharge?	unknown	vee no
10.	Any outstanding municipal asses	sments or fees?			unknown	yes no
11.	Any pending litigation that could	affect the proper	y or the Seller's right t	o convey the property?		
	3 0	, ,		, , , ,	unknown	yes no
If the		In time who were at				
n une	answer to any or these questions	is yes, piease e	xplain. Attach addition:	al sheets, if necessary:		
= -	answer to any of these questions	is yes, piease e	xplain. Attach addition	al sheets, if necessary:		(4-4-)
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PAGE 2 OF 2

FORM H JAN/06

## **Real Estate One**



## LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE OF INFORMATION FOR RESIDENTIAL SALES

**PURPOSE OF THIS STATEMENT:** The information provided in this statement is required to be provided by all sellers of residential housing built before 1978. This statement is required by the Residential Lead-Based Hazard Reduction Act of 1992 (42 U.S.C. 4582d).

Property Address:						Ann Arbor	48103
		,	(Street)			(City)	(Zip Code)
The	residenc	e at this address was	constructed at	fter Januai	γ 1, 1978: ( <i>Se</i>	eller must initial one	.)
	<u></u>	Yes	X	_ No		_ Unknown	
(if Y Sell	es is ini ers porti	tialed, omit the rest on and sign below.)	of this Disclos	sure and s	ign below, ot	herwise, complete	the following
LEAD WARNI							
that such prop developing lea learning disab a particular ris purchaser with	perty may ad poisor illities, rec sk to preg n any info is recom	y interest in residential y present exposure to ning. Lead poisoning in duced intelligence quo prant women. The sel primation on lead-base mended prior to purch	lead from lead n young childre otient, behavior ler of any intere ed paint hazard	-based pa en may pro ral problen est in resio	int that may pla duce permane as and impaire lential real pro	ace young children ent neurological dar d memory. Lead po perty is required to	at risk of nage, including visoning also poses provide the
RR	1.	Drocence of lead b					
(seller must Initial) MB	1.	Presence of lead-b			-		•
		(b) 🗵 Seller has no housing.	knowledge of	lead-base	d paint and/or i	ead-based paint ha	zards in the
PS (collar must	2.	Records and repor	ts available to	Seller: (	Check <u>a</u> or <u>b</u> l	below):	
Initial) MB						rds and reports per the housing. <i>(List c</i>	
		(b)区 Seller has no hazards in the	reports or reco	ords pertai	ning to lead-ba	sed paint and/or le	ad-based paint
(seller must Initial) MB	3.	Seller acknowledg 42 U.S.C. 4582d, as	es that agents printed on th	have info	ormed Seller of this form.	of Seller's obligati	on under

Page 1 of 3

	4.	Purchaser has recei	ved copies o	of all information listed above and the attached
(purchaser must Initial)				
(purchaser must Initial)	5.	Purchaser has recei	ved the pam	phlet Protect Your Family From Lead in Your Home.
(purchaser must Initial)	6.	<ul> <li>(a) ☐ Received a 10-assessment or paint hazards.</li> <li>OR</li> <li>(b) ☐ Waived the opposite of the control of the c</li></ul>	day opportur inspection for contunity to co	nase, Purchaser has (Check <u>a</u> or <u>b</u> below):  nity (or mutually agreed upon period) to conduct a risk or the presence of lead-based paint and/or lead-based paint and/or lead-based onduct a risk assessment or inspection for the presence of d-based paint hazards.
REAL ESTAT	E ONE,	INC. AGENT ACKNOWL	EDGMENT (In	iltial)
(algerit-mulst Initial)	7.	Agent has informed of his/her responsib	Seller of Se ility to ensu	ller's obligation under 42 U.S.C. 4582d and is aware re compliance.
CERTIFICATION	ON <b>O</b> F A	Accuracy		
The	followin	g parties have reviewed provided by the signator	the informati	on and certify, to the best of their knowledge, that the
IIIIO	manon	provided by the signator	y is true and	2/1/2015
Purchaser		Date	Time	Setter Date Time Bender Francy Thus
Purchaser	<del></del>	Date	Time	Seller Date Time
Agent		Date	Time	Agent Date Time Thomas Stachler
	d Cir Ste 3	m is not authorized by the Ann 33 Ann Arbor, MI 48108 Fax: (734)994-3130	Arbor Area Boa	ard of REALTORS® if standard form language is modified.

Page 2 of 3

LEAD 1/07

# RESPONSIBILITIES OF SELLERS UNDER RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT

Federal law now imposes the requirements listed below on sellers of residential housing built prior to 1978.

- 1. Selier must disclose the presence of any lead-based paint hazards actually known to Seller. This disclosure must be made prior to Seller's acceptance of Purchaser's offer. An offer may not be accepted until after the disclosure requirements are satisfied and Purchaser has had an opportunity to review the language, and to amend the offer, if Purchaser wishes.
  - a. If Seller is aware of the presence of lead-based paint and/or lead-based paint hazards in the property being sold, the disclosure must include any information available concerning the known lead-based paint and/or lead-based paint hazard, including the following:
    - i. Seller's basis for determining that lead-based paint and/or lead-based paint hazards exist;
    - ii. The location of the lead-based paint and/or lead-based paint hazards; and
    - iii. The condition of the painted surfaces.
  - b. If a lead-based paint hazard is not known to Seller, the disclosure must include a statement disclaiming such knowledge.
  - c. Seller must provide a fist of any records and reports available to Seller pertaining to lead-based paint and/or lead-based paint hazards, copies of which must be provided to Purchaser. (If no such records or reports exist, the disclosure statement should affirmatively so state.)
  - d. The disclosure must include the government-mandated **Lead Warning Statement**, found on page one of this form.
- 2. Seller must provide Purchaser with a copy of the federal pamphlet entitled Protect Your Family From Lead In Your Home. A copy of this pamphlet is available from your REALTOR®.
- 3. Seller must permit Purchaser a ten (10) day period (unless the parties mutually agree, in writing, upon a different period of time) to have the property tested for lead-based paint before Purchaser becomes obligated under the Sales Contract.

A civil fine of \$10,000 may be levied against any seller or real estate agent who fails to live up to the obligations imposed by this law.

Initials	
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