Seller's Disclosure Statement

Dishwasher	One:								
Purpose of Statument: This statement is a disclosure of the condition of the property. In compliance with the Solie Disclosure Art. This statement is a disclosure of the condition and information concerning the property. Owners by the Soliet. Unless otherwise schedules, the Salet condition of the condition of the condition of the property of the land. Also, unless otherwise advised, the Salet and device the solid property of the land. Also, unless otherwise advised, the Salet has not conducted any inspection of generally inconsistorial and 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 SUBSTITUTION FOR ANY INSPECTIONS OR WARRANTY SINCH TO CONTROL THE SELLER IN THIS TRANSACTION, AND IS NOT A SUBSTITUTION FOR ANY INSPECTIONS OR WARRANTY SINCH CONTROL THE SELLER IN THIS TRANSACTION, AND IS NOT A SUBSTITUTION FOR ANY INSPECTIONS OR WARRANTY SINCH CONTROL THE SELLER IN THIS TRANSACTION, AND IS NOT A SUBSTITUTION FOR ANY INSPECTIONS OR WARRANTY SINCH CONTROL THE SELLER IN THIS SELLER AND IN THIS SELLER AND IN THE SELLER IN THIS SELLER AND IN THE SELLER IN THIS SELLER AND IN THE SELLER AND IN THE SELLER AND IN THIS SELLER AND IN THE	Property Address	: <u>16745</u>	NORth	<u>ville</u>	Rd , N	lorth	rille		<u> IICHIGAN</u>
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 or the Seller of the Buyer. The Seller with Seller's the Agent is required to provide a copy or the Seller's of the Buyer. The Seller with Seller's the Agent is required to provide a copy or the Seller's and seller with the Seller's the Seller's Agent is required to the Seller's Agent is it is not intered to 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, (6) if some items do not apply to your property, check NOT AVAILABLE, if you do not know the facts, check UNKNOWN, FALLIBET TO PPONDER 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 Lawn spinkler system Water heater Yes No Unknown Not Available Lawn spinkler system Water heater Yes No Unknown Not Available Lawn spinkler system Water heater Yes No Unknown Not Available Lawn spinkler system Water heater You and the fact of the property only if the purchase agreement so provides.) Yes No Unknown Not Available Lawn spinkler system Water heater Yes No Unknown Not Available Lawn spinkler system Water heater You and the fact of the purchase water heater Not the fact of the purchase of the fact of the purchase of the purchase of the fact of the fact of the fact of the purchase of the fact of t	disclosure of the condi expertise in constructio or the land. Also, unles THIS STATEMENT IS	ition and information, architecture, engos otherwise advised NOT A WARRAI	n concerning the pineering or any oth d, the Seller has no NTY OF ANY KIN	roperty, knower specific are conducted ND BY THE	wn by the Seller. Unless of ea related to the construct any inspection of generall SELLER OR BY ANY	e with the Sellotherwise advision or condition in the property in the property of the property	ler Disclosur sed, the Sel n of the impo areas such RESENTING	e Act. This s ler does not rovements on as the found THE SELL	possess any the property ation or roof.
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. FAULURE 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). 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). 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). 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). 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). 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. Appliances/Systems/Services: The Items listed below are included in the sale of the property only if the purchase agreement so provides. (Items listed below are included in the sale of the property only if the purchase agreement so provides. Appliances/Systems/Services agreements agreement so provides. Appliances/Systems/Services: Appliances/Services/S	makes the following rep Seller's Agent is require any prospective Buyer not the representations	presentations based and to provide a copy in connection with a s of the Seller's Ag	f on the Seller's kn to the Buyer or the any actual or anticip	owledge at the Agent of the pated sale of	ne signing of this document Buyer. The Seller authorize property. The following ar	it. Upon receiv es its Agent(s e representation	ing this state) to provide a ons made so	ement from the copy of this dely by the S	ne Seller, the statement to eller and are
Yes No Unknown Not Available Lawn sprinkler system Yes No Unknown Not Available Yes No Unknown Not	if additional space is rec the facts, check UNKNO TERMINATE AN OTHE	quired. (4) Complete DWN. FAILURE TO RWISE BINDING F	e this form yourself. PROVIDE A PURC PURCHASE AGREE	(5) If some i CHASER WIT EMENT.	tems do not apply to your p TH A SIGNED DISCLOSUF	property, check RE STATEMEN	(NOT AVAIL IT WILL EN/	ABLE A PUR	do not know CHASER TO
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Disposal TV antenna, TV rotor & Conditioner & X Youndary & Controls & X Septic tank & drain field & X Septic tank & Grain fiel	Range/oven Dishwasher Refrigerator		o Unknown		Water heater	Yesx	No	Unknown	Available
Electric System X grange door opener & Y grange door opener & Y Alarm system X City water system X City water system X City water system X City sewer system X Central reconditioning X Central heating system X Central heating system X Attic fan X Wall furnace X Pool heater, wall liner X equipment X Electronic air filter Solar heating system X Fireplace & chimney X Celling fan X Suna/hot tub X 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. Property conditions, improvements & additional information: 1. Basement/Crawlspace: Has there been evidence of water? If yes, please explain: OCCAD SOURCE SANGE SOUTH	Hood/fan Disposal TV antenna, TV rotor & controls			X	conditioner Well & pump				×
Central vacuum Attic fan	Electric System Garage door opener & remote control Alarm system				Sump pump City water system	<u>х</u> <u>х</u>			
& equipment	Intercom Central vacuum Attic fan		·	<u>х</u> ×	Central heating system				<u>X</u>
Ceiling fan	Microwave	×		<u>×</u>	Electronic air filter				<u>×</u> × .
UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING. Property conditions, improvements & additional information: 1. Basement/Crawlspace: Has there been evidence of water? If yes, please explain:	Ceiling fan Sauna/hot tub Washer			×	Wood burning system				<u>×</u>
BEYOND DATE OF CLOSING. Property conditions, improvements & additional information: 1. Basement/Crawlspace: Has there been evidence of water? If yes, please explain: OCCAS INDIAN UNCER SCAPAGE SOUTH WALL. 2. Insulation: Describe, if known: Urea Formaldehyde Foam Insulation (UFFI) is installed? 3. Roof: Leaks? Approximate age, if known: 4. Well: Type of well (depth/diameter, age and repair history, if known): Has the water been tested? If yes, date of last report/results:	Explanations (attach ad-	ditional sheets, if ne	ecessary):						
1. Basement/Crawlspace: Has there been evidence of water? If yes, please explain: OCCAS GOVAC UNTER SCAPACE SOTH WALL. 2. Insulation: Describe, if known: Urea Formaldehyde Foam Insulation (UFFI) is installed? 3. Roof: Leaks? Approximate age, if known: 4. Well: Type of well (depth/diameter, age and repair history, if known): Has the water been tested? If yes, date of last report/results:			USEHOLD APPLIA	ANCES ARE	SOLD IN WORKING ORD	DER EXCEPT	AS NOTED	, WITHOUT	WARRANTY
2. Insulation: Describe, if known: Urea Formaldehyde Foam Insulation (UFFI) is installed? 3. Roof: Leaks? Approximate age, if known: 4. Well: Type of well (depth/diameter, age and repair history, if known): Has the water been tested? If yes, date of last report/results:	1. Basement/Crawl	space: Has there be	een evidence of wa	ter?			y€	es <u>×</u>	no
Approximate age, if known: 4. Well: Type of well (depth/diameter, age and repair history, if known): Has the water been tested? If yes, date of last report/results:	Insulation: Description: Description	ribe, if known:			The solution	unknown			
If yes, date of last report/results:	Approximate age, 4. Well: Type of wel	l (depth/diameter, a	ge and repair histo	ry, if known):					
	If yes, date of last	t report/results:							

FORM H JAN/06

Real Estate One, Inc - Ann Arbor 555 Briarwood Cir Ste 333 Ann Arbor, MI 48108 Phone: 734.662.8600 Fax: 734.994.3130

Untitled

SELLER'S INITIALS D.

Seller's Disclosure Statement Northville Street Property Address: \ **MICHIGAN** Septic tanks/drain fields: Condition, if known: Heating system: Type/approximate age: ___ UNENDOWN 7. Plumbing system: Type: copper X other galvanized Any known problems? Electrical system: Any known problems? ٥٧ر History of Infestation, if any: (termites, carpenter ants, etc.) ענים שאל אוני Environmental problems: Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited 10. to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property. unknown _____ yes If yes, please explain: Flood Insurance: Do you have flood insurance on the property? unknown Mineral Rights: Do you own the mineral rights? yes unknown Other Items: Are you aware of any of the following: 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 __ Any encroachments, easements, zoning violations or nonconforming uses? 2. unknown 7 ves Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), or a homeowners' association that has any 3. authority over the property? unknown yes Structural modifications, alterations or repairs made without necessary permits or licensed contractors? 4 unknown yes Settling, flooding, drainage, structural or grading problems? unknown yes no Major damage to the property from fire, wind, floods, or landslides? unknown 🗍 yes yes Any underground storage tanks? 7. unknown no Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? 8. unknown yes ___ Any outstanding utility assessments or fees, including any natural gas main extension surcharge? yes Any outstanding municipal assessments or fees? 10 unknown yes 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 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 ___ PRESONT The Seller has owned the property since (date). The Seller has indicated above the conditions of all the 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 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 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 Seller's signature. BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA. BUYERS ARE 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 ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE 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 OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED. Seller Buyer has read and acknowledges receipt of this statement.

Disclaimer: This form is provided as a service of the Michigan Association of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The Michigan Association of REALTORS® is not responsible for use or misuse of form for misrepresentation or for warranties made in connection with the form.

Date:

Date:

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Buyer

Buyer

Time

Time

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: 👃	6745	Noethville (Street)	Rd	Northville (City)	(Zip Code)		
The residen	ce at this add	dress was construct	ed after Janua	ary 1, 1978: (Seller must initial one	.)		
_			No	Unknown	,		
(If Yes is in Sellers port		the rest of this Dis		sign below, otherwise, complete	the following		
LEAD WARNING STA					1070 :		
that such property may developing lead poison learning disabilities, re a particular risk to prepurchaser with any infipaint hazards is recompared.	y present explaing. Lead postured intelliqued intelliq	posure to lead from oisoning in young ch gence quotient, beh n. The seller of any i lead-based paint ha	lead-based pa nildren may pro avioral problem interest in resi	a residential dwelling was built prior aint that may place young children a oduce permanent neurological dam as and impaired memory. Lead poidential real property is required to passessment or inspection for possib	t risk of age, including soning also poses provide the		
SELLER'S DISCLOSUI			· · · · · · · · · · · · · · · · · · ·				
(seller must Initial)	(a)∏ Kno	•		eed paint hazards (Check <u>a</u> or <u>b</u> be be a paint hazards are present in	•		
		ler has no knowledg using.	ge of lead-base	ed paint and/or lead-based paint ha	zards in the		
Dr. Km 2.	Records	and reports availat	ble to Seller:	(Check <u>a</u> or <u>b</u> below):			
(seller must Initial)	(a) Seller has provided Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. (List documents below.)						
-	(b) Sel	ler has no reports or zards in the housing.	r records perta	aining to lead-based paint and/or lea	ad-based paint		
Seller must (seller must Initial)		knowledges that ag 4582d, as printed		formed Seller of Seller's obligation form.	on under		

Page 1 of 3

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(purchaser must Initial)	4.	Purchaser has received copies of all information listed above and the attached							
(purchaser must Initial)	5.	Purchaser has rece	ived the pam	iphlet <i>Protect Y</i>	our Family Fron	ກ Lead in Your	Home.		
purchaser must Initial)	6.	assessment or paint hazards. OR (b) Waived the op	-day opportur inspection fo portunity to co	nity (or mutually a or the presence o	greed upon perion period perion perio	od) to conduct a nt and/or lead-b	ased		
REAL E STAT	E ONE,	INC. AGENT ACKNOWL		•					
REAL ESTAT	7.	·	EDGMENT (Ir	nitial)	under 42 U.S.C	. 4582d and is a	aware		
agglar must Initial)	7.	INC. AGENT ACKNOWL Agent has informed of his/her responsib	EDGMENT (Ir	nitial)	under 42 U.S.C	. 4582d and is a	aware		
agent must initial) CERTIFICATION	7. ON OF A	INC. AGENT ACKNOWL Agent has informed of his/her responsib	Seller of Sel bility to ensure	nitial) ler's obligation re compliance.					
DERTIFICATION The	7. ON OF A	ACCURACY g parties have reviewed	Seller of Sel bility to ensure	nitial) ler's obligation re compliance.					
agent must Initial) CERTIFICATION	7. ON OF A	Agent has informed of his/her responsible ACCURACY g parties have reviewed provided by the signator	Seller of Sel bility to ensure the information	eler's obligation re compliance. on and certify, to accurate. Seller		knowledge, that	the 3bor		

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LEAD 1/07

Phone: (734)662-8600 Fax: (734)994-3130

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. Seller 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 list 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 ₋	Da	, Km		
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