

		·	/ Seller S L		ure Statem	ieur /	/				**
Pror	perty Address:	16767 1	NORTHVILLE	ROAD			NORTH	VILLE	}	MIC	HIGAN
1 10		10,0,	Street			C	ity, Village				
5.	Septic tanks/drain fields: Cond	lition, if known:	:							· MA	<u></u>
6.	Heating system: Type/approxin Plumbing system: Type: coppe	nate age:			-11	L	NKNO	WN			
7.	Any known problems?	er <u>+</u>	galvanized .	<u> </u>	other						
8.	Electrical system: Any known p	roblems?							V	9	
9.	History of Infestation, if any: (to	ermites, carper	nter ants, etc.)					, , ,		NOI	Ų <b>€</b>
10.	Environmental problems: Are to, asbestos, radon gas, formald	you aware of a	any substances	, materials	s or products th	nat may be ar	nated soil (	ental na:	zara such	as, but n	ot ilmitea
	to, aspestos, radon gas, ronnald	enyue, leau-ba	ssed paint, ruer t	JI GII <del>G</del> IIIIG	ai storage tariks	and contain	unknown			no	
	If yes, please explain:							7			
11.	Flood Insurance: Do you have to	flood insurance	on the propert	y? .			unknown unknown	X	yes	no	
12.	Mineral Rights: Do you own the	mineral rights	?				unknown .		· <sup>yes</sup> →	no no	
Otha	r Items: Are you aware of any of	the following:									
1.	Features of the property shared	in common wit	th the adioining	landowne	rs, such as wall	ls, fences, ro	ads and dri	iveways,	or other t	eatures w	hose use
	or responsibility for maintenance	may have an	effect on the pro	perty?			unknown	$\times$	ves	no	
2.	Any encroachments, easements Any "common areas" (facilities li	, zoning violati	ons or nonconfo	orming use	es?	بطغم طفئين لممس	unknown	<u> </u>	yes	no <del>piction</del> the	t boo ony
3.	authority over the property?	ke pools, tenn	is courts, waikw	ays or our	ier areas co-ow	mea with othe	unknown	onieowii	Ves	no na	× ally
4.	Structural modifications, alteration	ons or repairs n	nade without ne	cessary p	ermits or licens	ed contractor	s?		. ,		_~
	•			, ,			unknown	$\times$	yes	no	
5.	Settling, flooding, drainage, struc	ctural or gradin	g problems?	-10			unknown unknown		yes —		95
6. 7.	Major damage to the property fro Any underground storage tanks?		loods, or landslik	desir			unknown		yes	— no	<del>-X</del> -
7. 8.	Farm or farm operation in the vice	inity: or proxim	nity to a landfill.	airport, sh	ooting range, e	tc.?	umanown,		·		<del></del>
	·		-				unknown		yes	no	<u>×</u>
9.	Any outstanding utility assessme	ents or fees, inc	cluding any natu	ıral gas m	ain extension s	urcharge?	,				
40	Any outstanding municipal asses	amonto or foo	e2				unknown unknown		· yes	no	<del></del>
10. 11.	Any pending litigation that could	affect the prop	s: ertv or the Selle	er's riaht to	convey the pro	operty?	unknown,		· <sup>yes</sup> —		<del></del>
11.	7 try perioding magadori triat ocula	anoot the prop	, or ty 0. 11.0 00.11	og		-	unknown		yes	no	$\sim$
							•				
If the	answer to any of these questions	s is yes, please	e explain. Attach	n additiona	al sheets, if nec	essary:					
The	Seller has lived in the residence of	n the property	from	19	68	(date) to	17/	250	at		(date).
The !	Saller has owned the property sing	ce	7075								
The:	Seller has indicated above the co	nditions of all t	he items based	on inform	ation known to	the Seller. If	any chang	es occur	in the str	uctural/me	chanical/
appli	ance systems of this property from	n the date of th	his form to the c	late of clo	sing, Seller will	immediately	disclose th	e change	es to Buye	er. In no ev	vent shall
the p	parties hold the Broker liable for ar	ny representati	ons not directly	made by i	ne Broker or Br	roker's Agent.	•				
Solla	er certifies that the information in the	hie etatement i	s true and corre	ct to the h	est of Seller's k	nowledge as	of the date	of Selle	r's signati	ıre.	
Selle	e certifies that the information in the	ins statement is	s true and cone		COLOT COMOTO IX	anomicago ao		0, 00,10	, o olgilati		
BUY	ER SHOULD OBTAIN PROFESS	SIONAL ADVIC	E AND INSPE	CTIONS C	OF THE PROPE	ERTY TO MO	RE FULLY	/ DETER	RMINE TH	IE CONDI	TÍON OF
THE	PROPERTY, THESE INSPECTI	ONS SHOULD	TAKE INDOO	R AIR AN	D WATER QUA	ALITY INTO	ACCOUNT	r, as we	ELL AS A	NY EVIDE	ENCE OF
UNU	ISUALLY HIGH LEVELS OF POT	ENTIAL ALLE	RGENS INCLUI	DING, BU	T NOT LIMITED	O TO, HOUSE	EHOLD MC	DLD, MIL	DEW ANI	D BACTER	RIA.
DIIV	ERS ARE ADVISED THAT CER	TAIN INFORM	ATION COMPI	IED PIE	SHANT TO TH	IE SEX OFF	ENDERS F	REGISTE	RATION A	ACT 1994	PA 295
MCI	. 28,721 TO 28.732 IS AVAILABL	F TO THE PU	BLIC. BUYERS	SEEKING	SUCH INFOR	RMATION SH	OULD CO	NTACT	THE APP	ROPRIAT	E LOCAL
LAW	ENFORCEMENT AGENCY OR	SHERIFF'S DE	PARTMENT D	RECTLY.							
				_							
BUY	ER IS ADVISED THAT THE ST	TATE EQUALI	ZED VALUE O	F THE P	ROPERTY, PR	RINCIPAL RE	SIDENCE	EXEMP	TION IN	FORMATION	ON, AND
OTH	IER REAL PROPERTY TAX INF UME THAT BUYER'S FUTURE	ORMATION IS	ON THE BROD	ROM IH	E APPROPRIA	ANE AS TH	12 8ELLEI	מס פיכ פסס פיכ	CENT T	EK SHUL	IINDED
MICI	HIGAN LAW, REAL PROPERTY	ORLIGATION	S CAN CHANG	F SIGNIF	ICANTI Y WHE	EN PROPER	TY IS TRAI	NSFERR	ED.	AX DILLO	. UNDEN
	2 11							_	15.	7115	)
Selle	er <u>* Oenner M. Ho</u>	ther		·			Date:	<u>بر.</u>	/ 7 7	1018	<del> </del>
0	Lucia in Mil	11 001					Date:	7.	14-	701	2
Selle	er Sills im We	weeks)					Date	<i>\ose{\chi}</i>	<del>'</del>	<i>y</i> - '	
Buye	er has read and acknowledges red	ceipt of this sta	tement.								
_	_				D-1			Time			
Buye	er				Date: _			Time _			

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.

PAGE 2 OF 2

Buyer

FORM H JAN/06

Time

Available

#### Seller's Disclosure Statement

Property Address:	16767 NORTHVILLE ROAD	NORTHVILLE	MICHIGAN
Toporty Madroco.	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, 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 SUBSTITUTION 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.)

Not

Unknown

Yes

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			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  Humidifier Electronic air filter Solar heating system  Fireplace & chimney			Available
Ceiling fan Sauna/hot tub Washer Explanations (attach ad	ditional sheets, if ne	cessary):		Wood burning system Dryer			
UNLESS OTHERWISE BEYOND DATE OF CL	AGREED, ALL HO	USEHOLD APPLI	ANCES ARE	SOLD IN WORKING ORDER	R EXCEPT A	AS NOTED, WITHOU	JT WARRANTY
If yes, please exp  Insulation: Desc Urea Formaldehy Roof: Leaks?	space: Has there b lain: ribe, if known: de Foam Insulation , if known: Il (depth/diameter, a en tested?	een evidence of ware (UFFI) is installed	ater? ?		unknown _	yesyes	no no MA
PAGE 1 OF 2						BUYER'S INITIAL SELLER'S INITIAL	

FORM H JAN/06

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

Yes /

Northville Rd,

### **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 Add	ress:	16767 N	ORTHVILLE	ROAD		NORTHVILLE	48168
•			(Street)			(City)	(Zip Code)
The	residence	e at this address w	as constructed	d after Janua	ary 1, 1978: (•	Seller must initial one	⊋.)
		Yes	$\underline{\hspace{0.1cm}}$	No		Unknown	
(If Y	es is init	ialed, omit the res	st of this Disc	losure and	sign below,	otherwise, complet	e the following
		on and sign below					
LEAD WARNII	NG STAT	EMENT					
that such prop developing lea learning disab a particular ris purchaser with	erty may ad poison ilities, red k to preg a any info	present exposure ing. Lead poisonin luced intelligence on the same in the same	to lead from le ig in young chi quotient, beha seller of any in ased paint haz	ead-based pa ldren may pa vioral proble aterest in res	aint that may roduce perma ems and impa sidential real p	dwelling was built pri place young children anent neurological da ired memory. Lead p property is required to or inspection for poss	image, including oisoning also poses o provide the
SELLER'S DIS	CLOSUR	E (Initial)					
JH ZH	1.	Presence of lea	d-based paint	t or lead-ba	sed paint ha	zards <i>(Check <u>a</u> or <u>b</u></i>	below):
((seller must Initial)		(a)	ad-based paint	and/or lead	-based paint l	nazards are present	in the housing
		(b) Seller has housing.	no knowledge	of lead-bas	sed paint and/	or lead-based paint h	nazards in the
94 L1	/L 2.	Records and re	ports availab	le to Seller:	(Check <u>a</u> or	<u>b</u> below):	
(Seller must Initial)		(a) ☐ Seller has lead-base	s provided Purded paint and/or	chaser with a lead-based	all available re paint hazards	ecords and reports pe in the housing. <i>(List</i>	ertaining to t documents below.)
			s no reports or n the housing.	records per	taining to lead	I-based paint and/or	lead-based paint
Spl XX (seller must sinitial)	3.	Seller acknowle 42 U.S.C. 45820	edges that ag d, as printed o	ents have in the back	nformed Sell of this form.	er of Seller's obliga	tion under

**LEAD 1/07** 

	4.	Durahasar has roos	lyad aanlas d	of all information listed above and the attached
(purchaser must Initial)	<b>4.</b>			an information iisted above and the attached
(purchaser must Initial)	5.	Purchaser has recei	ived the pam	phlet <i>Protect Your Family From Lead in Your Home.</i>
(purchaser must Initial)	6.	<ul> <li>(a) ☐ Received a 10- assessment or paint hazards.</li> <li>OR</li> <li>(b) ☐ Waived the op</li> </ul>	-day opportun inspection fo portunity to co	ity (or mutually agreed upon period) to conduct a risk rethe presence of lead-based paint and/or lead-based enduct a risk assessment or inspection for the presence of
				l-based paint hazards.
REAL/ESTAI	E ONE,	INC. AGENT ACKNOWL	EDGMENT (//r	itial)
ragelit must initial)	7.	Agent has informed of his/her responsib		ler's obligation under 42 U.S.C. 4582d and is aware re compliance.
CERTIFICATI	ON OF A	ACCURACY		
				on and certify, to the best of their knowledge, that the
into	rmation	provided by the signator	y is true and a	Ogoga et M. Hallis
Purchaser		Date	Time	Seller Date Time JAMES MURRAY HOLLIS
Purchaser	<u>-</u>	Date	Time	Seller Date Time LOIS MARKETE HOLLIS
				A/14/201
Agent		Date	Time	Agent / Date Time TOM STACHLER
		m is not authorized by the Ann	ı Arbor Area Boa	rd of REALTORS® if standard form language is modified.

Page 2 of 3

LEAD 1/07

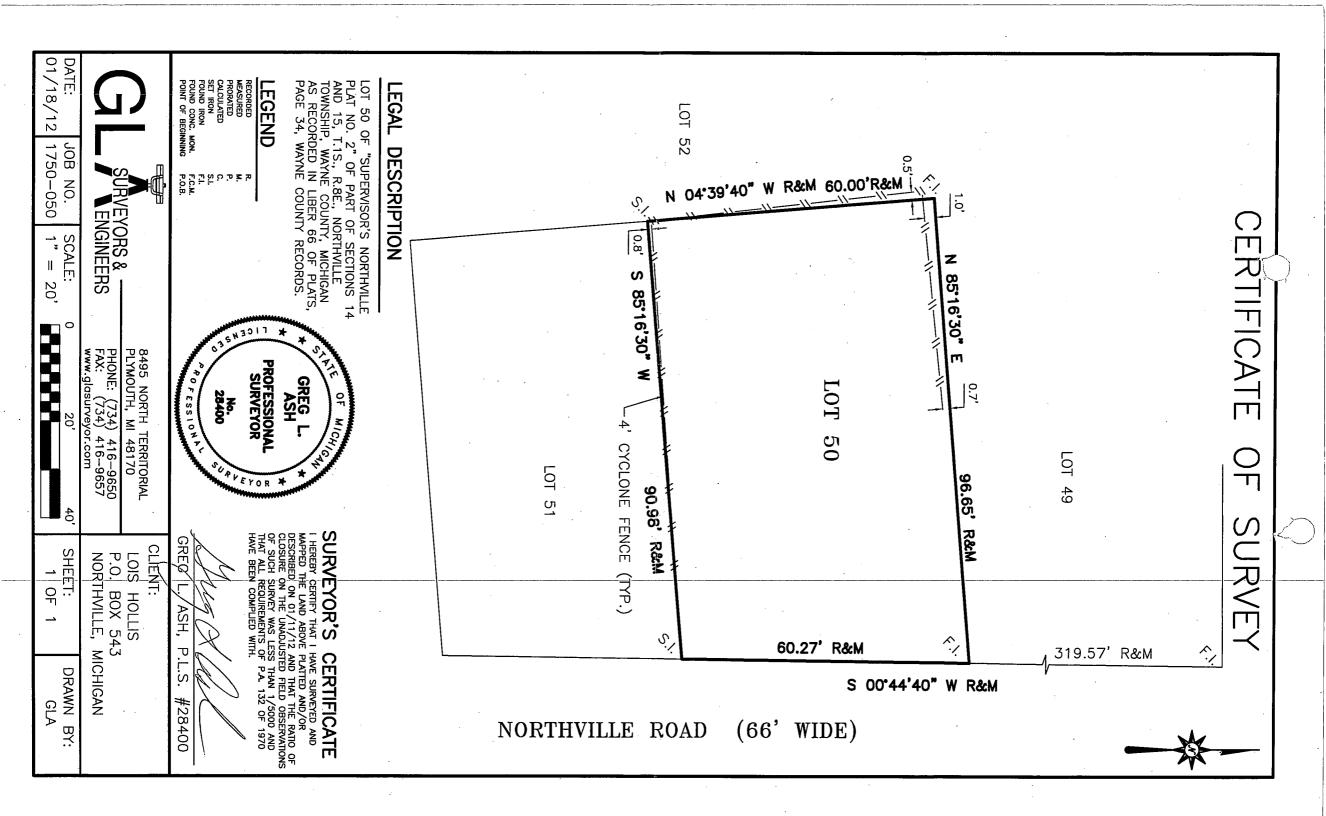
# RESPONSIBILITIES OF SELLERS UNDER RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT

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

- 1. 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.

	of \$10,000 may b imposed by this		nst any seller	or real estate	agent who fails t	o live up to the
obligation.c		,				
Initials	SU.	JH.				

**LEAD 1/07** 



# (Minness) . Imma a A (1) PER STEERS TOLICION

GRISWOLD ST., MICHIGAN 48226

