Real Estate One*	Seller's Disclosure Statement		Н
Property Address:	2770 Notten Rd	Grass Lake	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, 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.)

Range/oven Dishwasher		Unknown	Water heater	 	Unknown	
Refrigerator Hood/fan Disposal TV antenna, TV rotor & controls Electric System Garage door opener &	 		 Plumbing system Water softener/ conditioner Well & pump Septic tank & drain field Sump pump	 		
remote control Alarm system			City water system City sewer system		·	
Intercom Central vacuum Attic fan	 		 Central air conditioning Central heating system Wall furnace	 		
Pool heater, wall liner & equipment Microwave Trash compactor			Humidifier Electronic air filter Solar heating system	 		
Ceiling fan Sauna/hot tub Washer			Fireplace & chimney Wood burning system Dryer	 		

Explanations (attach additional sheets, if necessary):

Phone: 734,996-0000

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

Prop	erty conditions, improvements & additional informatio	n:			
1.	Basement/Crawlspace: Has there been evidence of wat	er?		yes	no
	If yes, please explain:				
2.	Insulation: Describe, if known:				
	Urea Formaldehyde Foam Insulation (UFFI) is installed?		unknown	yes	no
3.	3. Roof: Leaks?			yes	no
	Approximate age, if known:				
4.	Well: Type of well (depth/diameter, age and repair histor	y, if known):			
	Has the water been tested?			yes	no
	If yes, date of last report/results:				
PAGE	E1 OF 2 Seller	has not lived in home		BUYER'S INITIALS	DS
				SELLER'S INITIALS	LE -
			:	SELLER'S INITIALS	
FOR	MH rev. 11/16			$\sim$	
Real F	Estate One, Inc Ann Arbor, 555 Briarwood Cir Ste 200 Ann Ar	bor MI 48108			

Fax: 734.661-0102 Tom Stachler Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

## Seller's Disclosure Statement

Pro	perty Address:	2770	Notten	Rd	Gr	ass Lake	MICHIGAN
			Street		City, Vil	lage or Townsh	
5.	Septic tanks/drain fields: Condition, i	f known:					
6.	Heating system: Type/approximate a	ge:					
7.	Heating system: Type/approximate a Plumbing system: Type: copper		galvanized	other			
	Any known problems?		0				
8.	Electrical system: Any known problem	ns?					
9.	History of Infestation, if any: (termites	s. carpente	er ants, etc.)				
10.	Environmental problems: Are you av	vare of an	y substance	s, materials or products t	hat may be an enviro	onmental hazar	rd such as, but not limited
	to, asbestos, radon gas, formaldehyde	, lead-base	ed paint, fue	l or chemical storage tanl	s and contaminated	soil on property	/.
					unkno	wn y	es no
	If yes, please explain:						
11.	Flood Insurance: Do you have flood in	nsurance o	on the prope	rty?	unkno	wny	es no es no
12.	Mineral Rights: Do you own the miner	al rights?		-	unkno	wn y	es no
		-					
Othe	er Items: Are you aware of any of the fol	owina:					
1.	Features of the property shared in com	mon with	the adjoining	a landowners, such as wa	Ills, fences, roads and	d driveways, or	other features whose use
	or responsibility for maintenance may h				unkno	wn y	es no
2.	Any encroachments, easements, zonin	g violation	is or noncon	forming uses?	unkno	wn ý	es no es no
3.	Any "common areas" (facilities like poo	ols, tennis	courts, walk	ways or other areas co-o	wned with others), or	a homeowners	s' association that has any
	authority over the property?		-		unkno	wn y	es no
4.	Structural modifications, alterations or	repairs ma	de without r	ecessary permits or licen	sed contractors?		
					unkno	wny	es no es no es no es no
5.	Settling, flooding, drainage, structural of	or grading	problems?		unkno	wn ý	es no
6.	Major damage to the property from fire	, wind, floo	ods, or lands	lides?	unkno	wny	es no
7.	Any underground storage tanks?				unkno	wn y	es no
8.	Farm or farm operation in the vicinity; of	or proximity	y to a landfill	, airport, shooting range,	etc.?		
					unkno	wn y	es no
9.	Any outstanding utility assessments or	fees, inclu	uding any na	tural gas main extension	surcharge?		
					unkno	wn y	es no es no
10.	Any outstanding municipal assessment				unkno	wn y	es no
11.	Any pending litigation that could affect	the proper	ty or the Sel	ler's right to convey the p	roperty?		
					unkno	wn y	es no
If the	e answer to any of these questions is yes	s, please e	xplain. Attac	ch additional sheets, if ne	cessarv:		
					· /		
The	Seller has lived in the residence on the	property fr	om		(date) to		(date)
The	Seller has owned the property since	1			(,		(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		Date:2	2/28/2017   12:03	7 PM EST
Seller		Date:		
Buyer has read and acknowledges receipt of this statement.				
Buyer	Date:		Time	
Buyer	Date:		Time	

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## LEAD-BASED PAINT DISCLOSURE



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. 4852d).

RE: THE PROPERTY KNOWN AS	2770 Notten Rd	Grass Lake	49240-9191
	(Street)	(City)	(Zip Code)
THE RESIDENCE AT THIS ADDRE	ESS WAS CONSTRUC	TED AFTER JANUARY 1, 1978: (Seller must check one.)	
x Yes	🗆 No 🛛	Linknown	

Unknown

If Yes is checked, omit the rest of this Disclosure and sign below, otherwise, complete the following portion.

## LEAD WARNING STATEMENT

Every Purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser of any known lead-based hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOS	SURE
(Seller must initial)	<b>Presence of lead-based paint and/or lead-based paint hazards.</b> (Check the appropriate box below.) Known lead-based paint and/or lead-based paint hazards are present in the housing. (Explain.)
(E	Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
(Seller must initial) 2.	<ul> <li>Records and reports available to the Seller: (Check the appropriate box below.)</li> <li>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.)</li> </ul>
LE LE	Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
(Seller must initial) 3.	Seller acknowledges that agents have informed Seller of Seller's obligation under 42 U.S.C. 4852d.
PURCHASER'S ACI	KNOWLEDGEMENT
(Purchaser must initial)	Purchaser has received copies of all information listed above and the attached
(Purchaser must initial) 5.	Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.
(Purchaser must initial) 6.	<ul> <li>As set forth in the Sales Contract, Purchaser has (Check the appropriate box below):</li> <li>□ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.</li> </ul>
	Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
	DWLEDGEMENT
(Agent must initial)	Agent has informed Seller of Seller's obligation under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
CERTIFICATION OF	
The following parties signatory is true and Curistian Enger	s have reviewed the information and certify, to the best of their knowledge, that the information provided by the accurate.
(SELLER) Christia	an Eggers (DATE) (PURCHASER) (DATE)
(SEILLER)	(DATE) (PURCHASER) (DATE)
(AGENT) Thomas 44S	tachler (DATE) (AGENT) (DATE)

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RE: THE PROPERTY KNOWN AS 2770 Notten Rd Grass Lake 49240-9191 (Street) (City) (Zip Code)

## 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 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 disclosure 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 the 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/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.

	(E
(Initials) Seller	/

(Initials) Purchaser \_\_\_\_\_ / \_\_\_\_

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