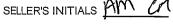
Seller's Disclosure Statement

One									
Property Address	•		8413 La				silanti		MICHIGAN
disclosure of the condit expertise in construction or the land. Also, unless THIS STATEMENT IS TRANSACTION, AND IS Seller's Disclosure: The makes the following reputer's Agent is required.	ion and info in architectures otherwise a NOT A WA S NOT A SUI ne Seller dis resentations d to provide	rmation conces, engineering advised, the SARRANTY COSSTITUTION closes the for based on the a copy to the	erning the p g or any oth- Seller has no DF ANY KIN FOR ANY IN Blowing inforting Seller's kn Buyer or the	condition of roperty, knower specific are of conducted in the conducted in	the property in compliance on by the Seller. Unless of a related to the construction of generally SELLER OR BY ANY A OR WARRANTIES THE Beautier of the knowledge that even the signing of this document. Buyer. The Seller authorize property. The following are	with the Sel therwise advi- on or condition inaccessible AGENT REPI UYER MAY V nough this is Upon receives its Agent(s	sed, the Selle n of the impro areas such a RESENTING VISH TO OBT not a warran ing this state) to provide a	Act. This ser does not overments on as the found THE SELL AIN. ty, the Sellement from the copy of this	possess any the property lation or roof. ER IN THIS er specifically he Seller, the
not the representations between Buyer and Sel Instructions to the Sel if additional space is req	of the Selle ler. ler: (1) Answ uired. (4) Co WN. FAILUF	er's Agent(s), ver ALL quest implete this for RE TO PROV	if any. This tions. (2) Re orm yourself. IDE A PURC	oort known co (5) If some ite HASER WIT	is a disclosure only an onditions affecting the property do not apply to your property of the	erty. (3) Attac	ended to be th additional p NOT AVAIL	a part of a pages with you ABLE. If you	our signature do not know
			11		items listed below are incl	luded in the s	ale of the pro	perty only if	the purchase
Range/oven	Yes	No	Unknown	Not Available	Lawn sprinkler system	Yes	No	Unknown	Not Available
Dishwasher Refrigerator				· · · · · · · · · · · · · · · · · · ·	Water heater Plumbing system				
Hood/fan Disposal TV antenna, TV rotor & controls					Water softener/ conditioner Well & pump, Septic tank & drain		651444P-72		
Electric System Garage door opener & remote control Alarm system	<u> </u>			2	field Sump pump City water system City sewer system		•		<u> </u>
Intercom Central vacuum Attic fan					Central air conditioning Central heating system Wall furnace				
Pool heater, wall liner & equipment Microwave Trash compactor				<u></u>	Humidifier Electronic air filter Solar heating system	· .			-/
Ceiling fan Sauna/hot tub Washer					Fireplace & chimney Wood burning system Dryer			-	-/-
Explanations (attach addi	tional sheets,	if necessary)	:						
UNLESS OTHERWISE BEYOND DATE OF CLO		LL HOUSEH	OLD APPLIA	ANCES ARE	SOLD IN WORKING ORD	ER EXCEPT	AS NOTED,	WITHOUT	WARRANTY
Property conditions, in 1: Basement/Crawls If yes, please expla 2. Insulation: Descr	pace: Has t in:	here been evid	I informatio	n: er? 			yes		no <u>V</u>
Urea Formaldehyde 3. Roof: Leaks? Approximate age,	e Foam Insuling if known:	ation (UFFI) is				unknown	yes		no
4. Well: Type of well Has the water beer If yes, date of last	(depth/diam tested?		l repair histo	ry, if known):			yes		no
PAGE 1 OF 2	•						BUYER'S	-	0)00 (4

FORM H JAN/06

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



roperty Address: 8413 Lakeview Street

Liot	perty Address: 8413 Lakeview	Ypsilanti		MICHIGAN
	Street	City, Village or Towr	iship	
5.	Septic tanks/drain fields: Condition, if known:			
6.	Heating system: Type/approximate age: Gas Forst Air Linknown			
7.	Plumbing system: Type: copper _X galvanized other	and the second		
	Any known problems? No	 		
8.	Electrical system: Any known problems?			
9.	History of Infestation, if any: (termites, carpenter ants, etc.)			and the standard of
10.	Environmental problems: Are you aware of any substances, materials or products that may be	oe an environmental na	zara suci	as, but not limited
	to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contami	inated soll on property.		./
		unknown	_ yes	no <u>v</u>
	If yes, please explain:			
11.	Flood Insurance: Do you have flood insurance on the property?	unknown	_ yes	no 🏒
12.	Mineral Rights: Do you own the mineral rights?	unknown	_ yes	по <u>у</u>
	r Items: Are you aware of any of the following:			
1.	Features of the property shared in common with the adjoining landowners, such as walls, fences	s, roads and driveways,	or otner	reatures whose use
	or responsibility for maintenance may have an effect on the property? Any encroachments, easements, zoning violations or nonconforming uses?	unknown unknown	_ yes	<u>* </u>
2. 3.	Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with	others) or a homeown	_ yes	ciation that has any
	authority over the property?	unknown	VAC	no no
4.	Structural modifications, alterations or repairs made without necessary permits or licensed contractor	rs?	- ,00	<u> </u>
7.	Conditional modifications, and actions of popular made without moderness of modifications o	unknown	ves	no 🗸
5.	Settling, flooding, drainage, structural or grading problems?	unknown	ves	
6.	Major damage to the property from fire, wind, floods, or landslides?	unknown	ves —	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.?	;		3. Jan. 3. 7. Jan. 1
Ţ.,		unknown	yes	no 🖁
9.	Any outstanding utility assessments or fees, including any natural gas main extension surcharge?	unknown		
		unknown	_ yes	no <u> </u>
10.	Any outstanding municipal assessments or fees?	unknown	_ yes	no /
11.	Any pending litigation that could affect the property or the Seller's right to convey the property?	y v	•	
3.7		unknown	_ yes	no 📝
	and the control of th		,	- 0
If the	answer to any of these guestions in year places explain. Attach additional cheets if paceagany.	1 Coado cons	120	7 Frank
	answer to any of these questions is yes, please explain. Attach auditional sheets, if necessary	1, 00,000	10 10	7. 1001
	answer to any of these questions is yes, please explain. Attach additional sheets, if necessary:			
The S	Seller has lived in the residence on the property from SWE K, 2004 (date			(date).
The S	Seller has lived in the residence on the property from June 8, 2004 (date Seller has owned the property since June 8, 2004	e) to <i>Nov。a</i>	4,201	(date).
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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 Ac	dress:_	8413 Lakeview	Ypsilanti	48198
•		(Street)	(City)	(Zip Code)
Th	e résiden	ce at this address was constructed after Januar	y 1, 1978: (Seller must initial one .)
		Yes No	Unknown	· · · · · · · · · · · · · · · · · · ·
		itialed, omit the rest of this Disclosure and s tion and sign below.)	sign below, otherwise, complete	e the following
LEAD W ARI				· (1)
that such prodeveloping I learning disa a particular purchaser w	operty ma ead poiso abilities, re risk to pre ith any inf	ny interest in residential real property on which a present exposure to lead from lead-based paining. Lead poisoning in young children may produced intelligence quotient, behavioral probler gnant women. The seller of any interest in resident or and interest in resident problem. The seller of any interest in resident prior to purchase.	int that may place young children oduce permanent neurological dar ns and impaired memory. Lead po dential real property is required to	at risk of mage, including bisoning also poses provide the
SELLER'S D	ISCLOSU	RE (Initial)		
am ca	1.	Presence of lead-based paint or lead-base	ed paint hazards <i>(Check <u>a</u> or <u>b</u> k</i>	pelow):
(seller must Initial)	-	(a)	ased paint hazards are present in	the housing
·		(b) Seller has no knowledge of lead-based housing.	d paint and/or lead-based paint ha	zards in the
m ca	2.	Records and reports available to Seller: (Check <u>a</u> or <u>b</u> below):	*** ***
(seller must Initial)		(a) ☐ Seller has provided Purchaser with all lead-based paint and/or lead-based paint	available records and reports per aint hazards in the housing. (List o	taining to locuments below.)
	·			
· .		(b) Seller has no reports or records pertain hazards in the housing.	ning to lead-based paint and/or le	ad-based paint
(seller must Initial)	_ 3.	Seller acknowledges that agents have inf 42 U.S.C. 4582d, as printed on the back o		on under

LEAD 1/07

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	5.	Purcha	ser has rece	eived the par	nphlet <i>Protect</i>	Your Family Fi	rom Lead in Your l	Home.
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	6.	As set	forth in the	Offer to Pure	hase, Purchase	er has <i>(Check</i> <u>:</u>	<u>a</u> or <u>b</u> below):	1+
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LEAD 1/07

31 555 Briarwood Cir Ste 333 Ann Arbor, MI 48108

Fax: (734)994-3130

Phone: (734)662-8600

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	Am.	·CM	
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