

SELLER'S DISCLOSURE STATEMENT

Property

Address: _____ Mic
 higan _____

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 effective January 8, 1994. 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 substitute 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 n/a (nonapplicable). If you do not know the facts, check unknown. **EFFECTIVE JANUARY 8, 1994, 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:*

	Un- yes no known n/a		Un- yes no known n/a		Un- yes no known n/a
Range/Oven	_ _ _ _	Pool heater, wall	_ _ _ _	Sump pump	_ _ _ _
Dishwasher	_ _ _ _	liner & equip.	_ _ _ _	City water syst.	_ _ _ _
Refrigerator	_ _ _ _	Microwave	_ _ _ _	City sewer syst.	_ _ _ _
Hood/Fan	_ _ _ _	Trash compactor	_ _ _ _	Central air	_ _ _ _
Disposal	_ _ _ _	Ceiling fan	_ _ _ _	conditioning	_ _ _ _
TV antenna, TV	_ _ _ _	Sauna/hot tub	_ _ _ _	Central heating	_ _ _ _
rotor & controls	_ _ _ _	Lawn sprinkler syst.	_ _ _ _	system	_ _ _ _
Electrical system	_ _ _ _	Water heater	_ _ _ _	Furnace	_ _ _ _
Garage door opener	_ _ _ _	Plumbing system	_ _ _ _	Humidifier	_ _ _ _
& remote control	_ _ _ _	Water softener/	_ _ _ _	Electr. air filter	_ _ _ _
Alarm system	_ _ _ _	conditioner	_ _ _ _	Solar heating syst.	_ _ _ _
Intercom	_ _ _ _	Well & pump	_ _ _ _	Fireplace &	_ _ _ _
Central vacuum	_ _ _ _	Septic tank &	_ _ _ _	chimney	_ _ _ _
Attic fan	_ _ _ _	drain field	_ _ _ _	Wood burning stove	_ _ _ _
Explanations (attach additional sheets if necessary):					

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

Property conditions, improvements & additional information:

1. **Basement:** Has there been evidence of water? Yes ___ No ___
 If Yes, please explain: _____
2. **Insulation:** Describe, if known _____
 Urea Formaldehyde Foam Insulation (UFFI) is installed? Unknown ___ Yes ___ No ___
3. **Roof:** Leaks? Yes ___ No ___
 Approximate age if known: _____
4. **Well:** Type of well (depth/diameter, age and repair history, if known): _____
 Has the water been tested? Yes ___ No ___
 If yes, date of last report/results: _____
5. **Septic tanks/drain fields:** Condition if known: _____
6. **Heating System:** Type/approximate age: _____
7. **Plumbing System:** Type: copper ___ galvanized ___
 other _____
 Any known problems? _____
8. **Electrical System:** Any known problems? _____
9. **History of infestation, if any:** (termites, carpenter ants, etc.) _____
10. **Environmental problems:** Substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks contaminated soil on the property. Unknown ___ Yes ___ No ___
 If yes, please explain: _____

Other 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, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? Unknown ___ Yes ___ No ___
 2. Any encroachments, easements, zoning violations, or nonconforming uses? Unknown ___ Yes ___ No ___
 3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others), or a homeowner's association that has any authority over the property? Unknown ___ Yes ___ No ___
 4. Structural modifications, alterations, or repairs mad without necessary permits or licensed contractors? Unknown ___ Yes ___ No ___
 5. Settling, flooding, drainage, structural, or grading problems? Unknown ___ Yes ___ No ___
 6. Major damage to the property from fire, wind, floods, or landslides? Unknown ___ Yes ___ No ___
 7. Any underground storage tanks? Unknown ___ Yes ___ No ___
 8. Any area environmental concerns (i.e. proximity to a landfill, airport, shooting ranges, etc.?) Unknown ___ Yes ___ No ___
- If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: _____

The most recent state equalized valuation of the property provided by the local taxing unit to the seller was \$ _____ as of

(date). The seller has lived in the residence on the property from _____ (date) to _____ (date). The seller has owned the property since _____ (date) and makes representation only since that date. The seller has indicated above the history and condition of all the items based on that 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.

Seller _____
Date _____

Seller _____
Date _____

Buyer has read and acknowledges receipt of this statement.

Buyer _____
Date _____

Buyer _____
Date _____