SELLER'S DISCLOSURE STATEMENT

Property Address: _____
Street City, Village, Township State

Seller has lived in the residence on the property from _____ to _____.

Seller has owned the property since _____.

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, architect ure, 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, 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. The Seller is 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. 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(s): (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 provides.)

	Yes	No	Unknown	Not Available			Yes	No	Unknown	Not Available
Range/Oven						Lawn Sprinkler				
Dishwasher						Water Heater				
Refrigerator						Plumbing System				
Hood/Fan						Well & Pump				
TV Antenna, TV Rotor & Controls						Water Softener/ Conditioner				
Electrical System						Sump Pump				
Garage Door Opener & Remote Control						Septic Tank & Drain Field				
Alarm System						City Water System				
Intercom						City Sewer System				
Central Vacuum						Wall Furnace				
Attic Fan						Humidifier				
Pool heater, Wall Liner, & Equipment						Central Air Conditioning				
Central Heating System						Solar Heating System				
Microwave						Electronic Air Filter				
Trash Compactor						Fireplace & Chimney				
Ceiling Fan						Wood Burning System				
Sauna/Hot Tub						Washer				
Dryer										

Explanations (attach additional sheets if necessary): _____
_____
_____

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

A conscientious effort has been made as to the accuracy of this material. Neither the author, nor the publisher, will assume any liabilities for its use.

Property Conditions, Improvements, and Additional Information:

1. Basement/Crawl Space: Has there been evidence of water? ☐Yes ☐No ☐Unknown
   If yes, explain: _____
2. Insulation: Urea Formaldehyde Foam Insulation (UFFI) is installed? ☐Yes ☐No ☐Unknown
   In exterior walls? ☐Yes ☐No ☐Unknown
   In ceiling/attic? ☐Yes ☐No ☐Unknown
   In other areas? ☐Yes ☐No ☐Unknown
3. Roof: Any leaks? ☐Yes ☐No ☐Unknown
   Any existing fire retardant treated (FRT) plywood? ☐Yes ☐No ☐Unknown
   Approximate age, if known: _____
4. Well: Type of Well (depth/diameter, age, repair history, if known): _____
   _____
   Has the water been tested? ☐Yes ☐No ☐Unknown
   If yes, date of last report and results: _____
5. Septic Tanks/Drain Fields: Is the system functioning properly? ☐Yes ☐No ☐Unknown
   If no, explain: _____
   If septic, when was the system last pumped? _____
6. Heating System: Is heat supplied to all furnished rooms? ☐Yes ☐No ☐Unknown
   Type: _____ Approximate Age: _____
7. Plumbing System: Is the system in working condition? ☐Yes ☐No ☐Unknown
   Type: ☐Copper ☐Galvanized ☐Other _____
8. Electrical Systems: Does the system meet existing code requirements? ☐Yes ☐No ☐Unknown
   Any known problems: _____
9. Infestation: Any current infestations or existing damage? ☐Yes ☐No ☐Unknown
10. Environment problems: Are there any substances, materials, or products that may be an environmental hazard (including, but not limited to, asbestos, radon gas, lead-based paint, underground storage tanks for fuel or chemicals, formaldehyde) on or affecting the property? ☐Yes ☐No ☐Unknown
    If yes, please explain: _____
11. Flood Insurance: Do you have flood insurance on the property? ☐Yes ☐No ☐Unknown
12. Mineral Rights: Do you own the mineral rights of the property? ☐Yes ☐No ☐Unknown

Other Items: Are you aware of any of the following:

1. Features of the property shared in common with the adjoining landowners (walls, fences, roads, driveways, etc.) whose use or responsibility for maintenance may have an effect on the property? ☐Yes ☐No ☐Unknown
2. Any encroachments, easements, zoning violations, or nonconforming uses? ☐Yes ☐No ☐Unknown
3. Any "common areas" (pools, tennis courts, walkways, or other areas co-owned with others), or a homeowners' association that has any authority over the property? ☐Yes ☐No ☐Unknown
4. Structural modifications, alterations, or repairs made without necessary permits? ☐Yes ☐No ☐Unknown
5. Settling, flooding, drainage, structural, or grading problems? ☐Yes ☐No ☐Unknown
6. Major damage to the property from fire, wind, floods, or landslides? ☐Yes ☐No ☐Unknown
7. Farm or farm operation in the vicinity, or proximity to a landfill, airport, etc.? ☐Yes ☐No ☐Unknown
8. Any outstanding utility assessments or fees? ☐Yes ☐No ☐Unknown
9. Any outstanding municipal assessments or fees? ☐Yes ☐No ☐Unknown
10. Any pending litigation that could affect the property or selling of the property? ☐Yes ☐No ☐Unknown

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary:

_____
_____
_____

The Seller has indicated the condition 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 the Buyer.

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Note: Seller(s) may wish to disclose the condition of other buildings on the property on a separate RESIDENTIAL PROPERTY DISCLOSURE FORM.

Note: Buyer(s) should obtain professional advice and inspections of the property to more fully determine the conditions of the property. Buyer(s) are also advised that certain information complied 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 Local Department of State Police, Central Criminal Records Exchange. Also, Buyer(s) are advised that the State equalized value of the property, homestead exemption information and other real property tax information is available from the appropriate local assessor's office. Buyer(s) should not assume that Buyer's future tax bills on the property will be the same as the Seller's present tax bills. Under state law, real property tax obligations can change significantly when property is transferred.

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