



**GREATER LANSING ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE STATEMENT AND ADDENDUM**



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Property Address:

16703 Park 1k Rd

Street

E. Lansing MI

MICHIGAN

48823

City, Village, 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 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 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 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.)

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/oven	<input checked="" type="checkbox"/>				Lawn sprinkler system				<input checked="" type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>				Water heater	<input checked="" type="checkbox"/>			
Refrigerator		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Plumbing system	<input checked="" type="checkbox"/>			
Hood/fan	<input checked="" type="checkbox"/>				Water softener/conditioner	<input checked="" type="checkbox"/>			
Disposal		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Well & pump	<input checked="" type="checkbox"/>			
TV antenna, TV rotor & controls	<input checked="" type="checkbox"/>				Septic tank & drain field	<input checked="" type="checkbox"/>			
Electrical system	<input checked="" type="checkbox"/>				Sump pump			<input checked="" type="checkbox"/>	
Garage door opener & remote control	<input checked="" type="checkbox"/>				City water system				<input checked="" type="checkbox"/>
Alarm system		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	City sewer system				<input checked="" type="checkbox"/>
Intercom		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Central air conditioning	<input checked="" type="checkbox"/>			
Central vacuum		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Central heating system	<input checked="" type="checkbox"/>			
Attic fan		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Wall Furnace				<input checked="" type="checkbox"/>
Pool heater, wall liner & equipment		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Humidifier	<input checked="" type="checkbox"/>			
Microwave		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Electronic air filter				<input checked="" type="checkbox"/>
Trash compactor		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Solar heating system				<input checked="" type="checkbox"/>
Ceiling fan	<input checked="" type="checkbox"/>				Fireplace & chimney	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Sauna/hot tub		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Wood-burning system				<input checked="" type="checkbox"/>
					Washer				<input checked="" type="checkbox"/>
					Dryer				<input checked="" type="checkbox"/>

Explanations (attach additional sheets, if necessary):

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

Property conditions, improvements & additional information:

- Basement/Crawlspace:** Has there been evidence of water? Unknown - NOT that I know of yes ☐ no ☒
If yes, please explain: _____
- Insulation:** Describe, if known: Unknown - However newly remediated. B.T.H. 2nd Rep yes ☐ no ☒
Urea Formaldehyde foam insulation (UFFI) is installed? unknown ☐ yes ☐ no ☒
- Roof:** Leaks? None - new Roof on Home In January - Tile Roof 10 years old est. yes ☐ no ☒
Approximate age, if known: _____
- Well:** Type of well (depth/diameter, age, and repair history, if known): New well 1985 year 2016 yes ☒ no ☐
Has the water been tested? yes 1st March or April
If yes, date of last report/results: _____
- Septic tanks/drain fields:** Condition, if known: Unknown B.T.H. personal Rep
- Heating system:** Type/approximate age: Newly installed in 2015 mid year
- Plumbing system:** Type: copper galvanized other Plastic
Any known problems? Installed Dec 2015
- Electrical system:** Any known problems? New 2015
- History of infestation,** if any: (termites, carpenter ants, etc.) Unknown B.T.H. personal Rep

SELLER

Brock Fletcher
personal Rep
estate of Gary H. Fletcher

SELLER

Date

5/3/16

This contract is for use by Brock Fletcher. Use by any other party is illegal and voids the contract.

Instant Forms



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10. **Environmental problems:** Are you aware of any substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks, and contaminated soil on the property.
If yes, please explain: _____
unknown ☒ yes _____ no _____
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 _____ no _____

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

1. Features of the property shared in common with 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 homeowners' association that has any authority over the property? unknown _____ yes _____ no ☒
4. Structural modification, alterations, or repairs made 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. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? unknown ☒ yes _____ no _____
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown ☒ yes _____ no _____
10. Any outstanding municipal assessment fees? unknown ☒ yes _____ no _____
11. Any pending litigation that could affect the property or the Seller's right to convey the property? unknown ☒ yes _____ no _____

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

Fire 2015 Jan. Inside Kitchen and Living Room.

The Seller has lived in the residence on the property from Es take (date) to 40+ years (date). The Seller has owned the property since Unknown (date). The Seller has indicated above condition of all 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 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 the 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 THAT 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 TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller Bruce J. Personal Rep for Gary H. Tucker Date 5/3/14
Seller _____ Date _____

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date _____ Time _____

Buyer _____ Date _____ Time _____



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This addendum is a supplement to the attached Seller's Disclosure Statement which constitutes disclosure of the property in compliance with the Seller's Disclosure Act, effective as of January 8, 1994, and as amended July 1, 1996.

Property Address: 16203 Park Lk Rd, East Lansing MI 48823

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This information is a disclosure only and is not intended to be part of any contract between Buyer and Seller.

Property conditions, improvements, and additional information:

	YES	NO	UNKNOWN	N/A
1. Is the property located within a regulated Historic area or district?	___	___	<u>X</u>	___
2. Is any part of the property located within a designated floodplain?	___	___	<u>X</u>	___
3. Is any part of the property located within a wetland?	___	___	<u>X</u>	___
4. Is the property in a permit or restricted parking area?	___	___	<u>X</u>	___
5. Are there any agricultural production or set-aside agreements?	___	___	<u>X</u>	___
6. Has the property been or is it now subject to any leases, encumbrances, Or reservations such as: gas, oil, minerals, fluoro or hydrocarbons, timber, crops, or other surface/subsurface rights?	___	___	<u>X</u>	___
7. Are there any deed restrictions or specific covenants which may govern this property that are over and above local zoning ordinances?	___	___	<u>X</u>	___
8. Are there any Homeowner or Association Fees?	___	___	<u>X</u>	___

If yes to any of 1-8 above, please explain:

Supplement: The items listed below are included in the sale of the property only if the Buy & Sell Contract so provides. Are the items below in working order?

Satellite Dish/Controls Satellite Dish no controls X ___ ___

Other Items:

- Water Heater. Approximate age, if known New 2015 NOV-Dec
- Has septic system been pumped: yes if so, what date? UNKNOWN BTilson personal Rep
- Is property currently registered or licensed as a rental? ☐ Yes ☒ No

Note: Some taxing authorities require licensing or registration for rental property.

If property is currently licensed or registered:

What is the maximum occupancy limit? UNKNOWN
What is the maximum parking limit? UNKNOWN

- Current Taxing Status of property:
100% Homestead ___ NonHomestead ___ or partial ___ What percent? UNKNOWN

Initials of Buyer (s) _____

Date _____

Initials of Seller (s) BT

Date 8/3/16

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Address

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSORS 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 CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller discloses that the approximate gross living area above grade within the property is computed at 1260 square feet and was determined by:

Foundation measurement _____ Assessor record _____ Appraiser record _____ Builder plans _____
No determination is made X Realtor measurement

_____ Seller authorizes such square footage to be used by REALTOR® for Public information purposes.

Additional Pertinent Information:

Seller certifies that the information in this Statement is true and correct to the best of the Seller's Knowledge as of this date. 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 Bongib Personal Rep Long Hill Date 5/3/16

Seller _____ Date _____

Buyer has read and acknowledges receipt of this addendum.

Buyer _____ Date _____

Buyer _____ Date _____

Seller reaffirms as of _____ (the date of closing) that all disclosures made in this Addendum or in the Seller's Disclosure Statement, or subsequently in writing, remain true and in effect, EXCEPT:

Seller _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Disclaimer: This form is provided by the Greater Lansing Association of REALTORS® solely for the use of its Members. Those who use this form are expected to review both the form and the details of the particular transaction to ensure that each section is appropriate for the transaction. The Greater Lansing Association of REALTORS® is not responsible for use or misuse of the form, for misrepresentation, or for warranties made in connection with the form.

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