



**GREATER LANSING ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE STATEMENT VACANT LAND**

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Property Description: 7.77 Acres

Property Address: VL #1 Edgar Road Mason, MI

Purpose of Statement: (1) 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 any improvements on the property or the land. Also unless otherwise advised, the Seller has not conducted any special tests or studies on the property. This statement is not a warranty of any kind by the Seller or by any Agent representing 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 will 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. 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 N/A (nonapplicable). If you do not know the facts, check UNKNOWN.

1. What is the present zoning of the property? A-1
2. Type, age and water condition of well, if any? NA
3. Type and condition of septic, if any? NA
4. Is there a perk test on file? Date: June 10, 2015
5. Will this property require a nonconventional septic?
6. Are there any improvement assessments on the property?
7. Are there any variances or special use permits currently in effect?
8. Are there any building or use restrictions that might affect construction on this property?
9. Is the property located within a Historic area or district?
10. Is the property located within a designated floodplain?
11. Is the property located within a designated wetland?
12. Are there any legal restrictions on subdividing this property?
13. When was the last split under 10 acres? Date: 25 years ago.
14. Is there a recent survey or mortgage report of the property?
15. Is the property enrolled in PA 116? If so, attach details.
16. Are there any other agricultural production or set-aside agreements?
17. Has the property been or is it now subject to any leases, encumbrances, or reservations such as: gem, oil, minerals, fluorocarbons, hydrocarbons, timber, crops, or other surface rights?
18. Are there 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 or contaminated soil on the property?
19. Are any features of the property shared in common with adjoining landowners such as walls, fences, roads, driveways or other features whose use or responsibility for maintenance may have an effect on the property?
20. Are there any encroachments, easements, zoning violations or nonconforming uses?
21. Are there any "common areas" (facilities like pool, tennis courts, walkways, or other areas co-owned with others) or a homeowners/condo association which has any authority over the property?
22. Are there any structural improvements, modifications, alterations or repairs made without necessary permits or licenses?

YES	NO	UNK	N/A
☒	☐	☐	☐
☒	☐	☐	☐
☐	☐	☒	☐
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MR RR Seller's Initials 6-17-2015 Date ER Buyer's Initials _____ Date #139a

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





GREATER LANSING ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE STATEMENT
VACANT LAND - Page 2 of 2



23. Any settling, flooding, drainage, structural or grading problems now or in the past?
24. Any damage to the property from fire, wind, floods or landslides?
25. Any underground storage tanks?
26. Any environmental concerns such as proximity to a landfill, airport, shooting range, etc.

YES	NO	UNK	N/A
—	✓	—	—
—	✓	—	—
—	✓	—	—
—	✓	—	—

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

Seller's prior known use of the property is Vacant Land. The Seller has owned the property since 1978 Approx. (date) and makes representation only since that date. The Seller has indicated above the history and condition of all items based on that information known to the Seller. If any changes occur in these disclosures 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.

BUYER IS ADVISED THAT CERTAIN INFORMATION PURSUANT TO THE SEX OFFENDERS ACT, 1994 PA 295, MCL 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 ALSO ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, HOMESTEAD EXEMPTION INFORMATION, 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 TAX OBLIGATIONS CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

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 TESTS OF THE PROPERTY TO MORE FULLY DETERMINE THE SUITABILITY OF THE PROPERTY FOR BUYERS INTENDED USE.

Seller Maulyn Royce Date 6-17/15
Seller Robert Royce Date 6-17-2015

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date _____ Time _____

Buyer _____ Date _____ Time _____

Seller reaffirms as of _____, the date of closing, that all disclosures made herein, or subsequently, 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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#139b
**Instant
Forms**

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

From: Keller Williams Lansing
3490 Belle Chase #130
Lansing, MI 48911

Property: VL N. Edgar Rd. Mason, MI 48854

Date: 6/17/2015

This is to give notice that Keller Williams Lansing, legally known as Capital Area Realty Services, Inc., has a business relationship with Parks Legacy Title, LLC. Due to this relationship, this referral may provide Keller Williams Lansing a financial or other benefit.

You are NOT required to use the listed provider as a condition for the purchase, sale, or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Set forth below is the estimated charge or range of charges by Parks Legacy Title, LLC for the following settlement services:

Title Insurance: Varies based on coverage amount and the type of policy, but an owner's policy will have a minimum charge of \$250. Rates range from \$2.10 to \$5.77 per \$1,000 of liability as filed with the State of Michigan Insurance Department. A rate schedule is available upon request.

Closing Services: Varies based on amount of transaction. The range is from \$95 - \$575.

ACKNOWLEDGMENT

I/we have read this disclosure form, and understand that Keller Williams Lansing is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

Buyer

Marilyn Royce
Seller

Buyer

Robert Royce
Seller

Date: _____

Date: 6/17/15