



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



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Property Address:

Street 676 Harper Rd
City, Village, Township Mason, Aledo Township MICHIGAN

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	☒				Lawn sprinkler system				☒
Dishwasher	☒				Water heater	☒			
Refrigerator	☒				Plumbing system	☒			
Hood/fan	☒				Water softener/conditioner	☒			
Disposal	☒				Well & pump	☒			
TV antenna, TV rotor & controls	☒				Septic tank & drain field	☒			
Electrical system	☒				Sump pump	☒			
Garage door opener & remote control	☒				City water system				☒
Alarm system				☒	City sewer system				☒
Intercom				☒	Central air conditioning	☒			
Central vacuum				☒	Central heating system	☒			
Attic fan				☒	Wall Furnace	☒			
Pool heater, wall liner & equipment				☒	Humidifier				☒
Microwave	☒				Electronic air filter	☒			
Trash compactor				☒	Solar heating system				☒
Ceiling fan	☒			☒	Fireplace & chimney				☒
Sauna/hot tub				☒	Wood-burning system	☒			☒
					Washer	☒			☒
					Dryer	☒			☒

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? yes ☒ no ☐
If yes, please explain: Dry but had been a problem before we purchased
- Insulation:** Describe, if known: Urea Formaldehyde foam insulation (UFFI) is installed? unknown ☐ yes ☐ no ☒
- Roof: Leaks?** yes ☐ no ☒
Approximate age, if known: Since built
- 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: Nov. 2013
- Septic tanks/drain fields:** Condition, if known: good
- Heating system:** Type/approximate age: Propane plus can be wood burning
- Plumbing system:** Type: copper galvanized other
Any known problems? No known problems
- Electrical system:** Any known problems? yes, in barn to paddock. improved winter 2014/2015
- History of Infestation,** if any: (termites, carpenter ants, etc.)

SELLER L.A. Bedwell SELLER Dawn F. Peters Date 5/12/15



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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:

(2) Easement associated w/ the Septic system on the east side of the house

The Seller has lived in the residence on the property from Nov. 2013 (date) to present (date). The Seller has owned the property since Nov. 2013 (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 Luca B. B. B.

Date 5/12/15

Seller Duncan F. B. B.

Date 5/12/15

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: 6076 Harper Rd., Niles, MI 481354

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 you do not know the facts, check UNKNOWN. If some items do not apply to your property, check N/A (Nonapplicable).

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?	☐	☒	☐	☐
2. Is any part of the property located within a designated floodplain?	☐	☒	☐	☐
3. Is any part of the property located within a wetland?	☐	☒	☐	☐
4. Is the property in a permit or restricted parking area?	☐	☒	☐	☐
5. Are there any agricultural production or set-aside agreements?	☐	☒	☐	☐
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?	☐	☒	☐	☐
7. Are there any deed restrictions or specific covenants which may govern this property that are over and above local zoning ordinances?	☐	☒	☐	☐
8. Are there any Homeowner or Association Fees?	☐	☒	☐	☐

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 ☒ ☐ ☐ ☐
Explanations:

Other Items:

- Water Heater: Approximate age, if known _____
- Has septic system been pumped: unknown if so, what date? _____
- 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? _____

What is the maximum parking limit? _____

4. Current Taxing Status of property:

100% Homestead _____ NonHomestead _____ or partial _____ What percent? _____

Initials of Buyer (s)

Date

Sub DFP
Initials of Seller (s)

5/12/15
Date



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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 1948 square feet and was determined by:

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

Sub. DPP 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 L A Bodwell Date 5/12/15
Seller Diana A Petrus Date 5/12/15

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 _____

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GREATER LANSING ASSOCIATION OF REALTORS®
LEAD-BASED PAINT SELLER'S DISCLOSURE FORM



Property Address: 676 Harper Rd., Mason, MI 48854

Lead Warning Statement

Every Purchaser with any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller with any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

I. Seller's Disclosure

____ (A) Presence of lead-based paint and/or lead-based paint hazards. (Check one below):

initials

- () Known lead-based paint and/or lead-based paint hazards are present in/on the property (Explain):
- () Seller has no knowledge of lead-based paint and/or lead-based paint hazards in/on the property

____ (B) Records and reports available to the Seller. (Check one below):

initials

- () Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in/on the property (list documents below):
- () Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in/on the property

Seller certifies that to the best of his/her knowledge, the Seller's statements above are true and accurate.

Date: _____ Seller(s) _____

II. Agent's Acknowledgment

____ Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

initials

Agent certifies that to the best of his/her knowledge, the Agent's statement above is true and accurate.

Date: _____ Agent: _____

III. Purchaser's Acknowledgment

- ____ (A) Purchaser has received copies of all information listed above.
- ____ (B) Purchaser has received the federally approved pamphlet *Protect Your Family from Lead in Your Home*.
- ____ (C) Purchaser has (check one below):
- initials () Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards;
- () Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Purchaser certifies that to the best of his/her knowledge, the Purchaser's statements above are true and accurate.

Date: _____ Purchaser(s) _____

OR (✓) Seller represents and warrants that the listed property was built in 1978 or later, and that, therefore, the federally-mandated lead-based paint disclosure regulations do not apply to this property.

JB DEF
initials

Address: 676 Harper Rd., Mason, MI 48854

Date: 5/12/15 Seller(s) Lia B. Brown Duncan F. Peters

Date: 5/12/15 Purchaser(s) _____

NOTICE: Federal law requires Sellers and Agents to retain a copy of this form for at least three years from the completion of the sale.

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 of the form is appropriate for the transaction. The Greater Lansing Association of REALTORS® is not responsible for the use or misuse of the form, for misrepresentation, or warranties made in connection with the form.

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