



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



Page 1 of 4

Property Address:

131 Thomas Drive

Street:

Charlotte, MI 48813

MICHIGAN

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

New 2016

Explanations (attach additional sheets, if necessary): Wood burner is secondary heat source (propane is primary) and needs new wiring

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: _____
- Insulation: Describe, if known: _____
Urea Formaldehyde foam insulation (UFFI) is installed? unknown _____ yes _____ no ☒
yes _____ no ☒
- Roof: Leaks? _____
Approximate age, if known: New roof 2011
- Well: Type of well (depth/diameter, age, and repair history, if known): 2" diameter well
Has the water been tested? yes ☒ no _____
If yes, date of last report/results: 2017 - good
- Septic tanks/drain fields: Condition, if known: good - inspection 2017
- Heating system: Type/approximate age: forced air - propane - 1999
- Plumbing system: Type: copper _____ galvanized _____ other PVC
Any known problems? NO
- Electrical system: Any known problems? NO
- History of infestation, if any: (termites, carpenter ants, etc.) NO

SELLER

SELLER

Date

11/11/17



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Address: 131 Thomas Drive Charlotte, MI

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: we have radon mitigation system 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: Thomas Drive is a private drive (we own) but is used by residents of Benjamin Dr.

The Seller has lived in the residence on the property from June 07 (date) to Sept 17 (date). The Seller has owned the property since June 07 (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 [Signature] Date 11/11/17
Seller [Signature] Date 11/11/17

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: 131 Thomas Dr. Charlotte, MI

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?	___	<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>	<u>X</u>	___	___
8. Are there any Homeowner or Association Fees?	<u>X</u>	___	___	___

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

6- 37 acres were previously leased to local Farmer, ending Fall '17
8- We contribute \$25/month towards maintenance + snowplowing of private drive.

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 ___ ___ ___ X
Explanations:

Other Items:

- Water Heater: Approximate age, if known 1999
- Has septic system been pumped: YES if so, what date? 2017
- 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?

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

Initials of Buyer (s)

Date

Initials of Seller (s) BDP KAP

Date 11/11/17



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Address 131 Thomas Dr. Charlotte, MI 48813

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 _____ square feet and was determined by:

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

KAP 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 [Signature] Date 11/11/17
Seller [Signature] Date 11/11/17

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.



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



Property Address: 131 Thomas Dr. Charlotte

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

KAP (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)

(X) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in/on the property.

KAP (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):

(X) 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 11/11/17 Seller(s) [Signature] [Signature]

II. Agent's Acknowledgment

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

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

Date 11/11/17 Agent [Signature]

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 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.

Address: _____
initials

Date: _____ Seller(s) _____

Date: _____ 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.

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





GREATER LANSING ASSOCIATION OF REALTORS®



RESPONSIBILITIES OF SELLERS UNDER RESIDENTIAL LEAD-BASED PAINT HAZARD
REDUCTION ACT 42 U.S.C. 4852d

Property Address: 131 Thomas Dr. Charlotte, MI

The disclosure requirements listed below are imposed on Sellers of residential housing prior to 1978.

Sellers must disclose the presence of any lead-based paint hazards actually known to Seller. A Lead-Based Paint Sellers' Disclosure Form for providing such information is on the reverse of this form. This disclosure must be made prior to the Sellers' acceptance of the Purchasers' offer. An offer may not be accepted until after the disclosure requirements are satisfied, and the Purchasers have had an opportunity to review the disclosure language, and to amend their offer, if they wish.

If the Sellers are aware of the presence of lead-based paint and/or lead-based paint hazards in the property being sold, the disclosure must include any information available concerning the known lead-based paint and/or lead-based paint hazard, including the following:

- *The Sellers' basis for determining that lead-based paint and/or lead-based paint hazards exist;
- *The location of the lead-based paint and/or lead-based paint hazards;
- *The condition of the painted surfaces.

If a lead-based paint hazard is not known to the Seller, the disclosure must include a statement disclaiming such knowledge.

The Seller must provide a list of any records and reports available to the Sellers pertaining to lead-based paint and/or lead-based paint hazards, copies of which must be provided to the Purchasers (if no such records or reports exist, the disclosure statement should affirmatively so state.)

Sellers must provide to Purchasers the government mandated Lead Warning Statement contained on the reverse side of this form.

Sellers must provide Purchasers with a copy of the federal pamphlet entitled *Protect Your Family from Lead in Your Home*. Ask your REALTOR® for a copy.

Sellers must permit a Purchaser a ten- (10-) day period (unless the parties mutually agree, in writing, upon a different period of time) to have the property tested for lead-based paint before the Purchasers become obligated under the Buy and Sell Contract.

The undersigned hereby acknowledge that the REALTOR® named below has reviewed with us the *Responsibilities of Sellers Under Residential Lead-Based Paint Hazard Reduction Act*.

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

SELLER(S)
[Signature]
[Signature]
DATE: 11/11/17

REALTOR®
[Signature]
DATE: 11/11/17

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