



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



Property Description: 5.16 Acres with easement from Benjamin Dr. Charlotte, MI. Buildable.

Property Address: vacant Benjamin Dr. Charlotte, 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.

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.

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? Agricultural
2. Type, age and water condition of well, if any? none
3. Type and condition of septic, if any? none

Table with 4 columns: YES, NO, UNK, N/A. Rows 4-22 containing property questions and their corresponding checked responses.

BSB Seller's Initials 11/11/17 Date Buyer's Initials Date #139a



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SELLER'S DISCLOSURE STATEMENT  
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- 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
---	X	---	---
---	X	---	---
---	X	---	---
---	X	---	---

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

- 17. Leased to Smuts Farm to grow Soybeans until Oct 2017
- 19. Private Drive - Benjamin + Thomas Dr.

Seller's prior known use of the property is personal / Farmland. The Seller has owned the property since 2008 (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 [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 \_\_\_\_\_

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.