

Property Address:

655 N Onondaga Rd
Mason

Street

MICHIGAN 48854

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 used. 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). 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: Water leaked up in plugged gutter - has been fixed
- Insulation: Describe, if known: Extra heavy in Attic added with foothermal
Urea Formaldehyde foam insulation (UFFI) is installed? unknown yes no
- Roof: Leaks? yes no
Approximate age, if known: 3/4" hand split wood cedar 13-14 yrs old
- Well: Type of well (depth/diameter, age, and repair history, if known): New pump ~ 2 yrs old
Has the water been tested? yes no
If yes, date of last report/results: Sept 2017
- Septic tanks/drain fields: Condition, if known: Tank pumped out 2017 good condition
- Heating system: Type/approximate age: Gas furnace 8 yrs old
- Plumbing system: Type: copper galvanized other
Any known problems? no
- Electrical system: Any known problems? None
- History of infestation, if any (termites, carpenter ants, etc.): None

SELLER

[Signature]

SELLER

Date: 3-18-2018

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SELLER'S DISCLOSURE STATEMENT AND ADDENDUM

Page 1 of 2

655 N Orondopa Rd Mason MI

1. 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, or the contamination of the property?
 unknown ☐ yes ☐ no ☒
2. Flood Insurance: Do you have flood insurance on the property?
 unknown ☐ yes ☒ no ☒
3. 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.

The Seller has lived in the residence on the property from: 2003 (date) to Present (date). The Seller has owned the property since 2003 (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, or 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 207.721 TO 207.732 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: MA Mike Date: 3-18-2015
 Seller: _____ Date: _____

Buyer has read and acknowledges receipt of this statement.

Buyer: _____ Date: _____ Time: _____

Buyer: _____ Date: _____ Time: _____

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

Page 2 of 4

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

Property Address: _____

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, fluoroc 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 know 10-12
- 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? _____

MM
Initials of Buyer (s)

3-18-2017
Date

Initials of Seller (s)

Date

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SELLER'S DISCLOSURE STATEMENT AND ADDENDUM

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655 W Orndorff Rd Mason MI

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 TAX OBLIGATIONS CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller discloses that the approximate gross living area above grade within the property is computed at 2926 square feet and was determined by Previous Listing

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

9/9/18 Seller authorizes such square footage to be used by REALTORS® 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 Mr. Mike Date 3-20-2018

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 _____

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#137

$$E(\mathbf{y}|\mathbf{X}) = \mathbf{X}\boldsymbol{\beta} + \mathbf{u}$$

655 N Concordia Rd Moon ME

2.2.6. *NaF and NaF0.5Si0.5*

[illegible]

12 Seller's Disclosure

9/91

10. Presence of a red-tipped flag on the red layer and black on the black layer below.

- ✓ **Seller has no knowledge of fire-based panic threat fire-based panic hazard**
not the correct

Hereafter, the regions are listed in the Section 4 (below) and below.

92,418.50

- Sender has provided the first layer with a variable receiver and reports pertaining to receiver's prior and/or later based on hazard: it sets the property and environment below

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

1340

Splitting

II. Agent's Acknowledgment

✓✓✓

Applying the vectorial 2D Fourier transform of the Stokes polarimetric images $\mathbf{S}(x, y) = [I(x, y), Q(x, y), U(x, y), V(x, y)]^T$ to the corresponding $\mathbf{S}(u, v) = [I(u, v), Q(u, v), U(u, v), V(u, v)]^T$

Agreement and the object of law. The Law is a statement of the law and accurate

Figure 2

3/20/18

Keywords: *Self-esteem, self-esteem threat, self-esteem threat sensitivity, self-esteem threat sensitivity scale, self-esteem threat sensitivity scale-2*

III. Purchaser's Acknowledgment:

- | | | |
|-------|-------|--|
| _____ | Ag | The Buyer has received all copies of all information provided by the |
| _____ | Buy | The Buyer has received all federally approved pamphlets <i>Lease Your Family From a Land</i> |
| _____ | Lease | <i>on Your Home</i> . |
| _____ | Lease | purchase, lease, and below. |
| _____ | Lease | 1. Seller of the property has agreed upon to be conducted |
| _____ | Lease | and assessment or inspection of the presence of lead based paint or lead based paint |
| _____ | Lease | hazard. |

We used the opportunity to conduct a risk assessment in respect of the presence of lead-based paint and/or lead-based paint hazard.

By executing this Purchase Order, the Purchaser's statements above are true and accurate.

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

1997-2000

8. No other reports and warrants that a listed property was built in 1973 or later, and that therefore, Federal is required to build part of the building, and do not apply to the property.

1999

1.2.99

Subject

[2015]

References

NOTICE

Field of law requires Sellers and Agents to retain a copy of the contract until the completion of the sale.

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GREATER LANSING ASSOCIATION OF REALTORS®



DISCLOSURE OF SELLER UNDER RESIDENTIAL LEAD-BASED PAINT HAZARD INSTRUCTIONS 2017 42 U.S.C. 4852c

Property Address: 655 N Onondaga Rd Mason MI

This disclosure is required by law. It is the responsibility of the Seller to disclose the presence of lead-based paint in the property being sold.

Seller is required to disclose the presence of lead-based paint in the property being sold. Seller is required to provide such information on the reverse of this form. The disclosure must be made prior to the Seller's acceptance of the purchase offer. The offer may not be accepted until after the disclosure requirements are satisfied, and the Purchaser has had an opportunity to review the disclosure and agree to the offer, if any, if they wish.

If the Seller is 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 hazards, including the following:

- *The location of 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 lead-based paint hazards are 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 Seller pertaining to lead-based paint and/or lead-based paint hazards. Copies of which must be provided to the Purchaser if no such records or reports exist, the disclosure statement should affirmatively so state.

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

Seller, Seller's Agent, and Purchaser, will be bound by the terms and conditions contained herein. This form is provided by the Greater Lansing Association of REALTORS® for a copy.

Seller must remain a Purchaser a minimum of two day period unless the parties mutually agree in writing, upon the completion of this form, to the satisfaction of both parties, to the satisfaction of both parties, to the satisfaction of both parties, to the satisfaction of both parties.

I, the undersigned hereby acknowledge that the REALTOR named below has reviewed with me the Responsibilities of Seller under Residential Lead-based Paint Hazard Reduction Act.

NOTICE: Federal law requires Seller and Agent to maintain a record of this form for at least three years from the completion date of the sale.

SELLER: John White

REALTOR: [Signature]

DATE: 3-20-2018

DATE: 3/20/18

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