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

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Property Add	ness: 11545	Durham	Way	2		a.
Street	Dewitt			MIC	HIGAN	48,970

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	Unknowri	NO	Availadie	165	INC	UNKNOWN	NOT AVAIISDIE
Range/oven Dishwasher Refrigerator Hood/fan Disposal TV antenna, TV roto & controls Electrical system Garage door opener & remote control Alarm system Intercom Central vacuum Attic fan Pool heater, wali liner & equipment Microwave Trash compactor Celling fan Sauna/hot fub	X X Nower		<u><u><u></u></u><u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u></u></u>	5. Sec.	Lawn sprinkler system				

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: yes____NX 1. Basement/Crawlspace: Has there been evidence of water? If yes, please explain: 2. Insulation: Describe, if known: UNKINOW M 3. Roof: Leaks? no X 4. Well: Type of well (depth/diameter, age, and repair history, if known): yes XI no Has the water been tested? If yes, date of last report/results: 5. Septic tanks/drain fields: Condition, if known: ease SOFILO Heating system: Type/approximate age: 15 x №5, other 7 Electrical system: Any known problems? NO R 9. History of Infestation, if any: (termites, carpenter ants, etc.) No Date SELLER SELL copyrighted forms and the use by nonmembers is prohibited. Instanctions These are



GREATER LANSING ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE STATEMENT AND ADDERUM Page 2 Address MSYS More and Markey Address SELLER'S DISCLOSURE STATEMENT AND ADDERUM Page 2 Address MSYS More and Markey Address MSYS Page 2 Address MSYS More and Initial problems: Are you aware of any substances, materials, or products which may be an environmental hazard such property If yes, please explain Markey Address (Internet and Initial to Substances, from or Markey Address MSYS Market Rights: Do you own the mineral rights? Mineral Rights: Do you own the mineral rights? Market and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? Any encreachments, essements, zoning violations, or nonconforming uses? unknown yes no X Any 'contract modification, alterations, or nonconforming uses? unknown yes no X Any 'contract modification, alterations, or repairs made without necessary permits or loarned contractors? Any underground strage (sinculural, or grading problems? Any underground strage (sinculural, or grading problems? Any underground strage (sinculural, or proximity to a lendfill, sinport, shooting range, etc.? unknown yes no X Any underground strage (sinculural, or grading problems? Any underground strage (sinculural, or grading p						
SELLER'S DISCLOSURE STATEMENT AND ADDRADMA Page 2 Address:	2	GREATER LANSING	ASSOCIATION OF REALT	ORS®		1
10 Environmental problems: Are you aware of any substances, matenats, or products which may be an environmental hazard such not limited to, substances, racon gas, formal delyoe, lead-based paint, fuel or chemical storage tanks, and contaminated soil on the property. Hyes, piesse explain, Call on Call on the property ? 11 Flood Insurrance: Do you have flood Meurance on the property? unknown yes no 12 Mineral Rights: Do you own the mineral rights? unknown yes no 12 Mineral Rights: Do you own the mineral rights? unknown yes no 13 Features of the property? unknown yes no 14 Features of the property shared in common with adjoining landowners, such as walls, fences, noads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? no withnown yes no 2 Any encroachmentic, essements, zoning violations, or nonconforming uses? unknown yes no Michaer areas 3 Any 'common areas' (facilities like pools, tennis courts, walkways, or other areas co-wind with others? unknown yes no Michaer areas 4 Structural modification, alterations, or repairs made without necessary permits unknown yes no Michaer <t< td=""><td>Address 11545</td><td>SELLER'S DISCLOSUR</td><td>RE STATEMENT AND A</td><td>DDENDUM</td><td>I</td><td>Page 2 of</td></t<>	Address 11545	SELLER'S DISCLOSUR	RE STATEMENT AND A	DDENDUM	I	Page 2 of
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FAM. LAND. COUNTRY PROPERTY. The Seller has lived in the residence on the property from 1/10/45 (date) to 10/3/18 (date). The Seller has owned the property since 1/10/15 (date). The Seller has indicated above condition of all items based on information known to the Seller any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller mediately disclose the changes to Buyer. In no event shall parties hold the Broker liable for any representations not directly made by 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 ingnature. 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, WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, 1002EHOLD 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 CONTA THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.						
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GREATER LANSING ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE STATEMENT AND ADDENDUM

Page 3 of 4

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.

11545 Ducham Way Dewitt, Mi 48000 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. 2. 13. 4. 5)	Is the property located within a regulated Historic area or district? Is any part of the property located within a designated floodplain? Is any part of the property located within a wetland? Is the property in a permit or restricted parking area?		XXXX	 X	
6.	Are there any agricultural production or set-aside agreements?		<u> </u>		
ю. ¬	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			\sim	
8.	govern this property that are over and above local zoning ordinances? Are there any Homeowner or Association Fees?		X	~	

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?

Explanat	Satellite Dish/Controls
Other ite	 2. Has septic system been pumped: <u>V</u> <u>if</u> so, what date? <u>SPN NG 2018</u> 3. Is property currently registered or licensed as a rental? <u>Y</u> Yes <u>X</u> No <u>S</u>
	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 or partial What percent? Buyer (s) Jo/3/8 Date Initials of Seller (s) Date

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

Page 4 of 4

11545 Dwham way Dewitt Mi 48020	11545 Dwhan	1 way	Dewitt	Mi 48020
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Address

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Seller discloses that the approximate gross living area above grade within the property is computed at _3507 square feet and was determined by:

Foundation measurement	Assessor record	Appraiser record Bui	lder plansX
No determination is made			
Seller authorizes such so	uare footage to be used t	REALTOR® for Public information purp	OSES.

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 doen to obtain.

Seller ABARA	Date10/3/13
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 main true and in effect, EXCEPT:
£	
	6
Seller	Date
Seller	Date
Buyer	Date

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Date

Property Address

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

Way

12e.W

Durham

Lead Warning Statement

Every Purchaser with any interest in residential real propenty 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 of inspection for possible lead-based paint hazards is recommended prior to purchase

1. <u>Seller's Disclosure</u>

(X)

¢

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

) 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

HD

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

initials

initials

Seiler has provided the Porchaser with all available records and reports penaining 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 10-Sellerís

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.

Agent certifies that to the best of hume knowledge, the Agent's statement above is true and accurate

Date

III. Purchaser's Acknowledgment

(A) (B)	Purchaser has received copies of all information listed above Purchaser has received the federally approved pamphlet <i>Protect Your Family from Lead</i>
	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;
	A structure for the second se second second sec

(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.

OR (X) 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 Address Address Mi 406 initials Date 10-3-18 Seller(s) BUILT	
initials In 3 - 10 Standard lead-based paint disclosure regulations do not apply to this property. H, Mi 40E	
initials in 3 - 19 Provide the office of the second	
initials in 3 - 19 Provide the office of the second	
103-19 TANA	20
Date 10-3-18 Seller(s)	
Date Purchaser(s)	
NOTICE: Federal law requires Sellets and Agents to retain a copy of this form for at least three years from	
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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	2				1	1.(1000

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.

11343

Property Address:

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

The Seiler must provide a list of any records and reports available to the Sellers penaining 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 (Φ) 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.

REAL

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