



GREATER LANSING ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE STATEMENT



Page 1 of 4

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CELLED Cammy M Albert/s) Date 7/3011	(The Albert	Cly			سبق	San Jan		Day 412-	419



Buyer ___

GREATER LANSING ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE STATEMENT

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49659 Address: 6464 NE Little Twin Lake Road Mancelona 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 unknown _ yes _____ no _ property. If ves, please explain: unknown yes no unknown yes no 11. Flood Insurance: Do you have flood insurance on the property? 12. Mineral Rights: Do you own the mineral rights? 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 unknown _____ yes ____ no may have an effect on the property? 2. Any encroachments, easements, zoning violations, or nonconforming uses? unknown _____ yes _____ 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 unknown ____ yes ____ no ___ 4. Structural modification, alterations, or repairs made without necessary permits unknown yes or licensed contractors? 5. Settling, flooding, drainage, structural, or grading problems? unknown 6. Major damage to the property from fire, wind, floods, or landslides? unknown ____ yes unknown _____ yes _ 7. Any underground storage tanks? yes 8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? unknown 9. Any outstanding utility assessments or fees, including any natural gas main extension ___ yes __ surcharge? unknown _____ yes ____ no 10. Any outstanding municipal assessment fees? 11. Any pending litigation that could affect the property or the Seller's right to convey the _ yes __ unknown If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: 7. Septic + well The Seller has lived in the residence on the property from _______(date) to _______(date). The Seller has owned the property since _______(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 __(date) to (date). The Seller has owned the 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_ Seller Cammy M Alberts Buyer has read and acknowledges receipt of this statement. Date ___ Buyer__ _ Time_ _____ Date ___





GREATER LANSING ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE STATEMENT

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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.

roperty	Address	6464	NE Little	Twin Lake Road			Mane	celona	MI	49659
nstructi	ons to the	e Seller: Iditional	: (1) Answer A space is requi	LL questions. (2) Re red. (4) Complete thi N/A (Nonapplicable).	s form yourse	nditions affe lf. (5) If you	ecting the u do not ki	property. now the fac	(3) Attach additiona ts, check UNKNOV	l pages with VN. If some
This infor	mation is	a disclos	sure only and is	not intended to be pa	art of any cont	ract betwee	n Buyer a	nd Seller.		
Property	conditio	ns, Impi	rovements, an	d additional informa	tion:		(arata-ar	***		A1/A
							YES	NO	UNKNOWN	N/A
1.	Is the pro	perty lo	cated within a	regulated Historic area	a or district?			X_		
2.	Is any pa	art of the	property locate	ed within a designated	d floodplain?			X		
3.	is any pa	art of the	property locate	ed within a wetland?				&		
4.	Is the pro	operty in	a permit or res	stricted parking area?	oomonta?		-	8		
5.	Are there	any ag	hoon or is it no	ction or set-aside agr ow subject to any leas	ee enclimpts	ncas	-			
6.	Or reser	property vations s	neen or is it it	il, minerals, fluoro or	hvdrocarbons	11003,				
				subsurface rights?	nydroddi bond	•		X		
7.	Are there	anv de	ed restrictions	or specific covenants	which may					
	govern tl	his prope	erty that are ov	er and above local zo	ning ordinanc	es?		X		
8.	Are there	any Ho	meowner or A	ssociation Fees?				<u>X</u>		
	a. Hom	eowner.	Association fee							
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9.	Are there	tbodb/r	ny any red tags nunicipality? (L	or zoning violations v	vitti trie			×		
10.			ed items (List b				X			
			olease explain:							
11.	a. (b. \ c. (Utility Progas/Prop Water Cable Phone	11011	ΓΕ	e. f. g.	Electric	Grea r	t Cake	es Energy Septic	
Other Ite	3	2 Ha 3. Is If p W W 4. Cu	as septic syster Property curre Note: Some property is curre hat is the maxi hat is the maxi urrent Taxing S	pproximate age, if known been pumped: Intly registered or licered taxing authorities resembly licensed or regismum occupancy limit/mum parking limit? Itatus of property: Non-	nsed as a rent quire licensing stered: ?	if so, what al? or registrat	date? Yes ion for ren		No /. What percent?	(n)
Initia	∤V∛ als of Selle	er (s)	ا	Date	Initials	of the Buye	or (s)		Date	

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GREATER LANSING ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE STATEMENT



6464 NE Little Twin Lake Road

Mancelona

Page 4 of 4

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 OBLIGATIONS CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller discloses that the approximate gross living area above gradesquare feet and was determined by: Foundation measurement Assessor record Builder plans No determination is made Seller authorizes such square footage to be used by Additional Pertinent information:	Appraiser record
Builder plans No determination is made Wighter plans No determination is made 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 corthis date. This Statement is not a warranty of any kind by the Seller Seller Seller Seller Buyer has read and acknowledges receipt of this addendum.	er or by any Agent representing the Seller in this s the Buyer may wish to obtain.
	Date
	Date
Seller reaffirms as of(the date of	closing) that all disclosures made in this ly in writing, remain true and in effect, EXCEPT:
Addendam of in the belief a bisclosure otalement, of subsequent	
Seller	Date
Seller	Date

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#137



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

REALIGN

Property Address

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 Disclos	<u>иге</u>
	. ,	ce 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.
		s 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 ce	()	Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in/on the property. best of his/her knowledge, the Seller's statements above are true and accurate.
Date:		Seller(s)
	A 41- A -1	
И.	Agent's Ackno	
initials Agent co	his/he	has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of responsibility to ensure compliance. best of his/her knowledge, the Agent's statement above is true and accurate.
Date:		Agent:
III.	Purchaser's Ac	knowledgment
	(A) (B)	Purchaser has received copies of all information listed above. Purchaser has received the federally approved pamphlet Protect Your Family from Lead
	(C)	in Your Home. 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.
Purchase	or certifies to the	best of his/her knowledge, the Purchaser's statements above are true and accurate.
Date		Purchaser(s)
*****	**********	***************************************
OR (X)		ents and warrants that the listed property was built in 1978 or later, and that, therefore, the
& Ca	federally-ma	andated lead-based paint disclosure regulations do not apply to this property. Address: 6464 NE Little Twin Lake Rd. Mancelona, MI 49659
initials	10 115	A 011/2 C 15
Date: 4	130/19	Seller(s) Cheller Mydley Quentry M propris
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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GREATER LANSING ASSOCIATION OF REALTORS®



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

Property Address: 6464 Little Twin Lake Road
Mancelona, NI 49659

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

The Seller must provide a list of any records and reports available to the Sellers pertaining to 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.

(lella AVV

DATE: 0 7/30/17

DATE:

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