

Seller's Disclosure Statement

Property Address: _____

City, Village or Township of _____, County of _____, Michigan

1. **Purpose of Statement:** This statement is 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 Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific areas related to the construction or condition of the improvements on 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.

2. **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. The following are representations made solely by the Seller. This information is a disclosure only and is not intended to be a part of any contract between Buyer and Seller.

3. **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. If you do not know the fact, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT. SELLER will grant to BUYER the right to make _____ division (s) under section 108 of the Land Division Act No.288 of the Public Acts of 1967.

4. **Appliances/Systems/Services:** The items below are in working order. (The items listed below are included in the sale of property only if the purchase agreement so provides)

	Yes	No	Unknown	N/A		Yes	No	Unknown	N/A
Range/Oven	___	___	___	___	Electrical System	___	___	___	___
Lawn Sprinkler	___	___	___	___	Sump Pump	___	___	___	___
Dishwasher	___	___	___	___	Garage door opener	___	___	___	___
Water Heater	___	___	___	___	City Water System	___	___	___	___
Refrigerator	___	___	___	___	Alarm system	___	___	___	___
Plumbing	___	___	___	___	City sewer system	___	___	___	___
Hood/Fan	___	___	___	___	Pool	___	___	___	___
Water Softener	___	___	___	___	Pool Heater	___	___	___	___
Disposal	___	___	___	___	Pool Liner	___	___	___	___
Conditioner	___	___	___	___	Pool Equipment	___	___	___	___
TV antenna	___	___	___	___	Central air	___	___	___	___
TV rotor	___	___	___	___	Microwave	___	___	___	___
Well & Pump	___	___	___	___	Central heating	___	___	___	___
Septic tank	___	___	___	___	Trash compactor	___	___	___	___
Drain fields	___	___	___	___	Wall furnace	___	___	___	___
Ceiling fan	___	___	___	___	Humidifier	___	___	___	___
Sauna/hot tub	___	___	___	___	Electronic air filter	___	___	___	___
Washer	___	___	___	___	Dryer	___	___	___	___
Solar heating	___	___	___	___					

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.

5. Property conditions, Improvements & additional information:

A. Basement/Crawl space: Has there been evidence of water? Yes _____ No _____

If yes please explain: _____

B. Insulation: Describe, if known: _____

C. Urea Formaldehyde Foam Insulation (UFF) is installed? Unknown ___ Yes ___ No ___

D. Roof: Leaks? Yes ___ No ___ Approximate age if known: _____

E. Well: Type of well (depth/diameter, age & repair history, if known): _____

Has water been tested? Yes _____ No _____

If yes, date of last report and results: _____

F. Septic tanks/drain fields: Condition, if known: _____

G. Heating System: Type/ approximate age: _____

H. Plumbing system: Type: copper ___ galvanized ___ other ___ Any known problems? _____

I. Electrical system: Any known problems? _____

J. History of infestation, if any (termites, carpenter ants, etc.)? Unknown ___ Yes ___ No ___

Seller's Disclosure Statement (con't)

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6. **Environmental problems:** Are you aware of any substances, material or products that 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 property Unknown _____ Yes _____ No _____
If yes, please explain: _____

7. **Flood insurance:** Do you have flood insurance on the property? Unknown _____ Yes _____ No _____

8. **Mineral Rights:** Do you own mineral rights? Unknown _____ Yes _____ No _____

Other Items: Are you aware of any of the following:

- 1. Features of the property shared in common with the 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 homeowners association that has any authority over the property? Unknown _____ Yes _____ No _____
- 4. Structural modifications, alterations, or repairs made without necessary or licensed contractor? 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 assessments or fees? Unknown _____ Yes _____ No _____
- 11. Any pending litigation that could affect the property or the seller's right to convey 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 _____ (date) to _____ (date). The Seller has owned the property since _____ (date)

The seller has indicated above condition of all the items based on information known to 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. 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

BUYER IS ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT. 1994 PA 295, MCL 28,271 TO 28,272 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFFS 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 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 _____ Date _____

Seller _____ Date _____

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date _____

Buyer _____ Date _____