



BUY/SELL AGREEMENT

THIS BUY/SELL AGREEMENT made this 12th day of November, 2019, by and between the undersigned, John P. Smith and Mindy L. Smith, Trustees of the Smith Family Revocable Trust, dated April 23, 2013, of 6256 Hidden Forrest Dr, Swartz Creek, MI 48473, hereinafter called the "Seller", and

_____ of _____ [please note whether husband and wife, married, single, partnership, corporation, etc], hereinafter called the "Buyer". The Buyer hereby offers to buy the Property commonly described as 6256 Hidden Forrest Dr, Swartz Creek, MI 48473, Parcel 25-10-10-300-037 and legally described in the attached Exhibit A, subject to any existing building and use restrictions, zoning ordinances and easements, if any, according to the following terms:

1. The full purchase price of _____ Dollars (\$_____) shall be paid upon execution and delivery of signed Deed by Seller by bank money order, cashier's check or wire transfer of immediately available funds. In addition to, and above the purchase price, the Buyer agrees to pay the Buyer's Premium fee of (*dollars*) _____. The Buyer's Premium shall be a minimum of one thousand dollars (\$1,000.00) or eight percent (8%) of the purchase price, whichever is greater. The Buyer's Premium shall be paid to the Auction Company by means of cash, bank or money order, cashier's check, or wire transfer of immediately available funds at the closing. Personal or company checks will not be accepted as payment at the closing.
2. The Sale of the Property shall be closed within ten (10) days after all necessary papers are ready, but not later than December 27, 2019. If the closing of the sale is delayed by reasons of delays in the title work, or by title defects which can be readily corrected, a further period of thirty (30) days shall be allowed for closing. The Buyer acknowledges receipt prior to the Auction Sale of a copy of a Commitment for Title Insurance respecting the subject real Property issued through Best Homes Title Agency, LLC, 4949 Plainfield Ave, NE, Grand Rapids MI 49525, dated October 8, 2019, and agrees that if further Commitment for Title Insurance brought current, as provided hereinabove, contains no different or additional material requirements or exceptions, the same shall be accepted by the Buyer, without objection or exception by the Buyer, as evidencing marketable title.
3. Seller warrants that the property will be transferred free and clear of all liens of record prior to the date of closing unless otherwise excepted. Exceptions: None
4. Possession will be given to Buyer at closing. Exceptions: None
5. **Acceptance of Premises.** Buyer acknowledges that they have made their own independent investigation with respect to the Property and its condition, including, but not limited to, zoning, governmental permits/approvals, and/or any environmental concerns and agrees to accept the Property in its present condition. The Property is being sold to the Buyer "AS IS, WHERE IS". The Buyer acknowledges and agrees that the Seller and the Auction Company make no representation or warranty as to the condition of the Property, including building improvements and fixtures, mechanical systems, well and septic systems, environmental conditions, and the Seller and the Auction Company assume no responsibility as to compliance of the Property with any laws or regulations, federal, state or local.

Buyer Initials _____ Seller Initials _____

6. All improvements and appurtenances now on the Property are included in the sale. Exceptions: Personal property is not included in the sale of the real estate.
7. All Property improvements are sold "AS IS" with no warranties of any type. Any repairs or improvements which must be made are the responsibility of the Buyer. Buyer represents and warrants to Seller that Buyer has had the opportunity to inspect to their satisfaction, the entire Property, including, but not limited to, structural, plumbing, heating, electrical and mechanical components of the Property, and, Buyer agrees to accept the Property in its present "AS IS" condition, with no warranties concerning its condition or permitted use. Buyer acknowledges that the Property may require repairs, maintenance or refurbishing which shall be the responsibility and cost of the Buyer.
8. Buyer acknowledges that Buyer has had the opportunity to investigate to their satisfaction, the zoning classification of the Property and any other matters of interest pertinent to the Property, including, without limitation, its environmental condition and history. Buyer agrees to purchase the property "AS IS", subject to current zoning restrictions, easements of record, and environmental condition. Acceptable rezoning, special use permits, specific uses, and environmental reports are not a contingency or condition of the sale of Real Estate.
9. Buyer acknowledges that the Auction Company is an agent for the seller and having received a copy of and having had the opportunity to review the Disclosure Regarding Real Estate Agency Relationships, see attached Exhibit B.
10. Property taxes which are due on the Property on or before the date hereof, including the 2019 Summer tax bill, shall be paid by the Seller at the closing, without proration. All Property taxes which are due and payable on the Property after the date hereof, including the 2019 Winter tax bill, shall be paid by the Buyer, without proration. Any special assessment installments, water bills, or HOA/condo association fees currently due will be paid by the seller at the closing. The Buyer will assume or pay any assessment balance, water bills, or HOA/condo association fees balance, if applicable, which remains after the Seller pays their portion as stated above. Exceptions: None
11. A standard ALTA owners policy of Title Insurance in the amount of the purchase price shall be furnished to the Buyer at the Seller's expense. Any mortgage title policies or additional specific endorsements desired by the Buyer shall be their cost and obligation. The inability to obtain specific endorsements by the Buyer shall not be a contingency of the sale of Real Estate.
12. Buyer acknowledges that no new survey has been conducted. Any surveys desired or required by the Buyer shall be at their own responsibility and cost and are not a contingency of the sale of Real Estate.
Exceptions: None
13. The closing will be held at Best Homes Title Agency, LLC, 4949 Plainfield Ave, NE, Grand Rapids, MI 49525. Closing fees charged by the title company of approximately Three Hundred Fifty and 00/100 Dollars (\$350.00) will be divided evenly between the Buyer and the Seller, payable at closing. At closing Seller will pay the transfer tax charged by the State of Michigan and Genesee County, and will pay for issuance of the title insurance policy referenced above.

Buyer Initials _____ Seller Initials _____

14. Seller reserves the right to convert this transaction to an exchange pursuant to Internal Revenue Code section 1031. Buyer agrees to cooperate with Seller and shall execute an Assignment Agreement and any other documents reasonably requested by Seller at no additional cost or liability to Buyer.
15. Per the Michigan PA 288 of 1967, as amended by P.A. 87 of 1997, Seller will transfer without warranty to Buyer the right to divide the Property purchased hereunder as follows: All split rights available, if any. This is subject to compliance with the Act. Seller and Auction Company make no representation as to the effect local zoning ordinances or regulations may have on Buyer's ability to divide the Property at all. Buyer acknowledges that local laws may differ and be more restrictive and not allow Buyer to divide the Property into smaller parcels.
16. Buyer hereby deposits Twenty Thousand and 00/100 Dollars (\$20,000.00) as valuable consideration evidencing Buyer's good faith to be held in escrow by the Auction Company and to be applied to the purchase price. In the event of default by the Buyer, all deposits made hereunder may be forfeited as liquidated damages, or alternatively, at Seller's election, the Seller may retain such deposit as part of the payment of the purchase price and pursue any legal or equitable remedies against the Buyer. In the event of default by the Buyer, Buyer agrees to relinquish all deposits. In the event of default by the Seller or if Seller is unable to deliver free and clear, unencumbered title, unless specifically excepted in Paragraph 3, Buyer shall be entitled to return of their deposit with no further remedy. The ability to obtain financing is NOT a contingency of the sale of Real Estate. Good faith deposit is due in possession of the Auction Company within 2 business days of the conclusion of the Auction. [Method of Payment: Cashier's check/wire transfer]
17. Binding Effect. This agreement shall be binding upon and shall inure to the benefit of each of the parties hereto, and their respective heirs, personal representatives, successors and assigns.
18. Time is of the essence regarding this contract; except that Seller may waive this provision for the purpose of curing title defects.
19. Seller agrees to pay the Auctioneer commission and expenses as stated in the Employment Agreement dated September 12, 2019, between the Auction Company and Seller.
20. This Agreement represents the entire understanding and agreement between the parties with respect to the subject matter hereof, supersedes all prior agreements or negotiations between such parties, and may be amended, supplemented or changed only by an agreement in writing which makes specific reference hereto and which is signed by the party against whom enforcement of any such amendment, supplement or modification is sought.
21. Buyer agrees that the Auction Company will have 10 business days from the date of the auction to secure execution of this Agreement from the Seller. EXCEPTIONS: None
22. Buyer acknowledges having received and inspected a copy of the Seller's Disclosure Statement, see attached Exhibit C and agrees to purchase property "AS IS".
23. If the Property includes one or more residential dwellings used or occupied, or intended to be used or occupied, as the home or residence of one or more persons, Buyer acknowledges that Seller has provided to

Buyer Initials _____ Seller Initials _____

Buyer a copy of the current form of lead paint hazard information pamphlet prepared by the United States Environmental Protection Agency ("USEPA"). In addition, Seller has disclosed to Buyer the presence of any known lead-based paint hazards and provided any available lead hazard evaluation report to Buyer. Buyer acknowledges that Buyer has had the opportunity to inspect the Property for any lead-based paint hazard and agrees to take title subject to any such hazard. Attached as Exhibit D to this Contract is the statement required by applicable laws and regulations to be attached to a contract for sale of residential real estate constructed prior to 1978.

24. Buyer is aware that ingress and egress to subject property is by means of a private road which is subject to the rights of others to use said road and which is not required to be maintained by any governmental agency.

In witness whereof, the parties have signed this agreement as of the date and year first above written.

BUYER'S SIGNATURE _____ Dated _____

BUYER'S PRINTED NAME _____ Dated _____

BUYER'S SIGNATURE _____ Dated _____

BUYER'S PRINTED NAME _____ Dated _____

BUYER'S ADDRESS _____

BUYER'S DAYTIME TELEPHONE (_____) _____ - _____

SELLER'S ACCEPTANCE:

The above offer is hereby accepted.

SELLER'S SIGNATURE _____ Dated _____

SELLER'S PRINTED NAME _____ Dated _____

SELLER'S SIGNATURE _____ Dated _____

SELLER'S PRINTED NAME _____ Dated _____

SELLER'S ADDRESS _____

SELLER'S TELEPHONE (_____) _____ - _____

Buyer Initials _____ Seller Initials _____

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

BHT COMMERCIAL
TITLE & ESCROW SERVICES

BestHOMES
TITLE AGENCY, LLC

LEGAL DESCRIPTION RIDER

Exhibit A

Situated in the of , County of Genesee, State of Michigan

Land situated in the Township of Gaines, County of Genesee, State of Michigan, is described as follows: Parcel 1: Part of Section 10, Town 6 North, Range 5 East, described as: Beginning at a point that is North 00 degrees 58 minutes 24 seconds West, 2641.05 feet and South 88 degrees 14 minutes 49 seconds East, 636.22 feet and North 09 degrees 12 minutes 29 seconds West, 129.83 (recorded 192.83) feet and North 87 degrees 46 minutes 49 seconds West, 400.00 feet and North 09 degrees 12 minutes 29 seconds West, 375.00 feet and North 87 degrees 46 minutes 49 seconds West, 488.00 feet from the South 1/4 corner of said Section 10; thence South 28 degrees 43 minutes 57 seconds West, 953.54 feet; thence South 61 degrees 57 minutes West, 270.96 feet; thence South 89 degrees 57 minutes 05 seconds West, 210.66 feet; thence North 00 degrees 44 minutes 05 seconds East, 199.19 feet; thence North 87 degrees 44 minutes 05 seconds West, 58.00 feet; thence North 00 degrees 44 minutes 05 seconds East, 300.10 feet; thence North 0 degrees 07 minutes 00 seconds East, 498.98 feet; thence South 87 degrees 46 minutes 49 seconds East, 942.03 feet to the point of beginning.

Parcel 2: Part of Section 10, Town 6 North, Range 5 East, described as: Beginning at a point that is North 00 degrees 58 minutes 24 seconds West, 2641.05 feet from the South 1/4 corner of said Section 10; thence South 55 degrees 32 minutes 55 seconds West, 521.83 feet; thence North 74 degrees 23 minutes 38 seconds West, 210.00 feet; thence South 61 degrees 57 minutes 25 seconds West, 179.04 feet; thence North 28 degrees 43 minutes 57 seconds East, 953.54 feet; thence South 87 degrees 46 minutes 49 seconds East, 488.00 feet; thence South 09 degrees 12 minutes 29 seconds East, 375.00 feet; thence South 87 degrees 46 minutes 49 seconds East, 400.00 feet; thence South 09 degrees 12 minutes 29 seconds East, 129.83 (recorded 192.83) feet; thence North 88 degrees 14 minutes 49 seconds West, 636.22 feet to the point of beginning. Reserving 10 foot easement along the Southeasterly line of said parcel for drainage purposes.

Together with and subject to an easement for ingress and egress described as: Beginning at a point that is North 00 degrees 58 minutes 24 seconds West, 2641.05 feet along the North-South 1/4 line of Section 10, Town 6 North, Range East, to the interior 1/4 corner of said Section 10 and South 88 degrees 14 minutes 49 seconds East, 636.22 feet and North 09 degrees 12 minutes 29 seconds West, 31.58 feet from the South 1/4 corner of Section 10; thence North 88 degrees 14 minutes 49 seconds West, 611.05 feet; thence on a curve to the left having a radius of 34.00 feet, an arc length of 55.02 feet, a central angle of 92 degrees 43 minutes 35 seconds and a chord bearing and distance of South 45 degrees 23 minutes 24 seconds West, 49.21 feet; thence South 00 degrees 58 minutes 24 seconds East, 1157.22 feet; thence on a curve to the right having a radius of 141.00 feet, an arc length of 228.69 feet, a central angle of 92 degrees 55 minutes 39 seconds and chord bearing and distance of South 45 degrees 29 minutes 26 seconds West, 204.43 feet; thence North 88 degrees 02 minutes 45 seconds West, 162.88 feet; thence on a curve to the left having a radius of 500.00 feet, an arc length of 186.89 feet, a central angle of 21 degrees 24 minutes 56 seconds and a chord bearing and distance of South 81 degrees 14 minutes 47 seconds West, 185.80 feet; thence on a curve to the right having a radius of 500.00 feet, an arc length of 186.89 feet; a central angle of 21 degrees 24 minutes 56 seconds and a chord bearing and distance of South 81 degrees 14

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No.: **GRC-138256**

**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

BHT COMMERCIAL
TITLE & ESCROW SERVICES

BestHOMES
TITLE AGENCY, LLC

minutes 47 seconds West, 185.80 feet; thence North 88 degrees 02 minutes 45 seconds West, 252.92 feet; thence on a curve to the right having a radius of 66.00 feet, an arc length of 321.52 feet, a central angle of 279 degrees 07 minutes 06 seconds and a chord bearing and distance of North 41 degrees 31 minutes 37 seconds East, 85.62 feet; thence South 88 degrees 02 minutes 45 seconds East, 198.37 feet; thence on a curve to the left having a radius of 434.00 feet, an arc length of 162.22 feet, a central angle of 21 degrees 24 minutes 56 seconds and a chord bearing and distance of North 81 degrees 14 minutes 47 seconds East, 161.28 feet; thence on a curve to the right having a radius of 566.00 feet, an arc length of 211.55 feet, a central angle of 21 degrees 24 minutes 56 seconds and a chord bearing and distance of North 81 degrees 14 minutes 47 seconds East, 210.33 feet; thence South 88 degrees 02 minutes 45 seconds East, 162.88 feet; thence on a curve to the left having a radius of 75.00 feet, an arc length of 121.64 feet, a central angle of 92 degrees 55 minutes 39 seconds and a chord bearing and distance of North 45 degrees 29 minutes 26 seconds East, 108.74 feet; thence North 00 degrees 58 minutes 24 seconds West, 1157.22 feet; thence on a curve to the right having a radius of 100.00 feet, an arc length of 161.84 feet, a central angle of 92 degrees 43 minutes 35 seconds and a chord bearing and distance of North 45 degrees 23 minutes 24 seconds East, 144.75 feet; thence South 88 degrees 14 minutes 49 seconds East, 598.27 feet; thence South 09 degrees 12 minutes 29 seconds East 67.23 the point of beginning.

PRELIMINARY

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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File No.: **GRC-138256**

AMERICAN
LAND TITLE
ASSOCIATION



Exhibit B



Disclosure Regarding Real Estate Agency Relationships



Before you disclose confidential information to a real estate licensee regarding a real estate transaction, you should understand what type of Agency relationship you have with that licensee. A real estate transaction is a transaction involving the sale or lease of any legal or equitable interest in real estate consisting of not less than 1 or not more than 4 residential dwelling units or consisting of a building site for a residential unit on either a lot as defined in section 102 of the land division act, 1967 PA 288, MCL 560.102, or a condominium unit as defined in section 4 of the condominium act, 1978 PA 59, MCL 559.104. Michigan law requires real estate licensees who are acting as agents of sellers or buyers of real property to advise the potential sellers or buyers with whom they work of the nature of their agency relationship.

- (1) An agent providing services under any service provision agreement owes, at a minimum, the following **duties** to the client:
 - a. The exercise of reasonable care and skill in representing the client and carrying out the responsibilities of the agency relationship.
 - b. The performance of the terms of the service provision agreement.
 - c. Loyalty to the interest of the client.
 - d. Compliance with the laws, rules, and regulations of this state and any applicable federal statutes or regulations.
 - e. Referral of the client to other licensed professionals for expert advice related to material matters that are not within the expertise of the licensed agent.
 - f. An accounting in a timely manner of all money and property received by the agent in which the client has or may have an interest.
 - g. Confidentiality of all information obtained within the course of the agency relationship, unless disclosed with the client's permission or as provided by law, including the duty not to disclose confidential information to any licensee who is not an agent of the client.
- (2) A real estate broker or real estate salesperson acting pursuant to a service provision agreement shall provide the following **services** to his or her client:
 - a. When the real estate broker or real estate salesperson is representing a seller or lessor, the marketing of the client's property in the manner agreed upon in the service provision agreement.
 - b. Acceptance of delivery and presentation of offers and counteroffers to buy, sell, or lease the client's property or the property the client seeks to purchase or lease.
 - c. Assistance in developing, communicating, negotiating, and presenting offers, counteroffers, and related documents or notices until a purchase or lease agreement is executed by all parties and all contingencies are satisfied or waived.
 - d. After execution of a purchase agreement by all parties, assistance as necessary to complete the transaction under the terms specified in the purchase agreement.
 - e. For a broker or associate broker who is involved at the closing of a real estate or business opportunity transaction, furnishing, or causing to be furnished, to the buyer and seller, a complete and detailed closing statement signed by the broker or associate broker showing each party all receipts and disbursements affecting that party.

SELLER'S AGENTS

A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent of the seller is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and their subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller.

Individual services may be waived by the seller through execution of a limited service agreement. Only those services set forth in paragraph (2) (b), (c), and (d) above may be waived by the execution of a limited service agreement.

BUYER'S AGENTS

A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. A subagent of the buyer is one who has agreed to work with the buyer's agent and who, like the buyer's agent, acts solely on behalf of the buyer. Buyer's agents and their subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer.

Individual services may be waived by the buyer through execution of a limited service agreement. Only those services set forth in paragraph (2) (b), (c), and (d) above may be waived by the execution of a limited service agreement.

DUAL AGENTS

A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer.

In such a dual agency situation, the licensee will not be able to disclose all known information to either the seller or the buyer. As a dual agent, the licensee will not be able to provide the full range of fiduciary duties to the seller or the buyer.

The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer.

TRANSACTION COORDINATORS

A transaction coordinator is a licensee who is not acting as an agent of either the seller or the buyer, yet is providing services to complete a real estate transaction. The transaction coordinator is not an agent for either party and therefore owes no fiduciary duty to either party.

DESIGNATED AGENCY

A buyer or seller with a designated agency agreement is represented only by agents specifically named in the agreement. Any agents of the firm not named in the agreement do not represent the buyer or seller. The named "designated" agent acts solely on behalf of his or her client and may only share confidential information about the client with the agent's supervisory broker who is also named in the agreement. Other agents in the firm have no duties to the buyer or seller and may act solely on behalf of another party in the transaction.

REAL ESTATE LICENSEE DISCLOSURE – THIS IS NOT A CONTRACT FOR AGENCY SERVICES

I hereby disclose that the agency status I/we have with the buyer and/or seller below is (choose one):

- ☒ Seller's agent or subagent
- ☐ Seller's agent – limited service agreement
- ☐ Buyer's agent or subagent
- ☐ Buyer's agent – limited service agreement
- ☐ Dual agent
- ☐ Transaction Coordinator (A licensee who is not acting as an agent of either the seller or the buyer.)
- ☐ None of the above

AFFILIATED LICENSEE DISCLOSURE (Check one)

- ☒ Check here if acting as a designated agent. Only the licensee's broker and a named supervisory broker have the same agency relationship as the licensee named below. If the other party in a transaction is represented by an affiliated licensee, then the licensee's broker and all named supervisory brokers shall be considered disclosed consensual dual agents.
- ☐ Check here if not acting as a designated agent. All affiliated licensees have the same agency relationships as the licensee named below.

Further, this form was provided to the buyer or seller before disclosure of confidential information.

 Licensee Date Licensee Date

The undersigned ☐ does ☐ does not have an agency relationship with any other real estate licensee. If an agency relationship exists, the undersigned is represented as a ☐ Buyer ☐ Seller.

ACKNOWLEDGMENT: By signing below, the parties confirm that they have received and read the information on this agency disclosure statement and that this form was provided to them before the disclosure of any confidential information specific to the potential sellers or buyers. **THIS IS NOT A CONTRACT.**

Potential ☒ Buyer ☐ Seller (check one) Date Potential ☐ Buyer ☐ Seller (check one) Date

GRAND RAPIDS
ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE STATEMENT

Form #38
Rev. 1/2001

Property Address: 6256 Hidden Forest DR Swartz Creek MI 48413

Michigan

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller's 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 a 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 A 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
Range/Oven	✓			
Dishwasher	✓			
Refrigerator	✓			
TV antenna, TV rotor & controls				✓
Hood/fan				✓
Disposal	✓			
Garage door opener & remote control	✓			
Electrical system	✓			
Alarm system	✓			
Intercom				✓
Central vacuum				✓
Attic fan				✓
Microwave	✓			
Trash compactor				✓
Ceiling fan	✓			
Sauna/hot tub				✓
Pool heater, wall liner & equipment				✓
Washer	✓			

	Yes	No	Unknown	Not Available
Lawn sprinkler system				✓
Water heater	✓			
Plumbing system	✓			
Water softener/conditioner	✓			
Well & pump	✓			
Sump pump				
Septic tank & drain field	✓			
City water system				✓
City sewer system				✓
Central air conditioning	✓			
Central heating system	✓			
Wall Furnace				✓
Humidifier				✓
Electronic air filter				✓
Solar heating system				✓
Fireplace & chimney				✓
Wood burning system				✓
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.

NOT AUTHORIZED FOR USE AFTER DECEMBER 31, 2005

Property Address: _____ Street _____ City, Village, Township _____ Michigan _____

Property conditions, improvements & additional information:

1. **Basement/Crawl Space:** Has there been evidence of water? yes ☒ no ☐
If yes, please explain: sump pump quit and flooded about 6" deep - new sump pump installed
2. **Insulation:** Describe, if known: _____
Urea Formaldehyde foam insulation (UFFI) is installed? unknown ☒ yes ☐ no ☐
3. **Roof:** Leaks? _____
Approximate age, if known: 14 years yes ☐ no ☒
4. **Well:** Type of well (depth/diameter, age and repair history, if known): 54' well depth 4" casing - new well tank & switch
Has the water been tested? yes ☒ no ☐
If yes, date of last report/results: 2006 passed Health dept testing
5. **Septic tanks / drain fields:** Condition, if known: 14 years old pump replaced 2 times
6. **Heating system:** Type/approximate age: Hydronic / Boilers heat water boiler installed 2017
7. **Plumbing system:** Type: copper galvanized ☐ other ☒
Any known problems? unknown
8. **Electrical system:** Any known problems? unknown
9. **History of infestation:** if any: (termites, carpenter ants, etc.) unknown
10. **Environmental problems:** Are you aware of any substances, materials 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 the property. unknown ☒ yes ☐ no ☐
If yes, please explain: _____
11. **Flood Insurance:** Do you have flood insurance on the property? unknown ☐ yes ☐ no ☒
12. **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, 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 modifications, 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 assessments or 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: #1 The road is private and is maintained by HFHA #2 There is an Easement for the road #3 HFHA #2 Consumers

The Seller has lived in the residence on the property from 2006 (date) to current (date). Right of Way

The Seller has owned the property since 2006 (date).

The Seller has indicated above the 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 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.

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.

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 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 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 _____

Time _____

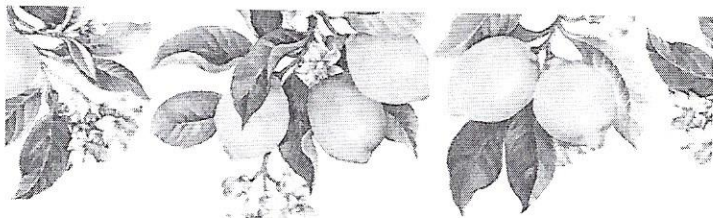
Buyer _____

Date _____

Time _____

Disclaimer: This form is provided as a service of the Grand Rapids Association of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The Grand Rapids Association of REALTORS® is not responsible for use or misuse of the form for misrepresentation or for warranties made in connection with the form.


Rev. Date 1/2001



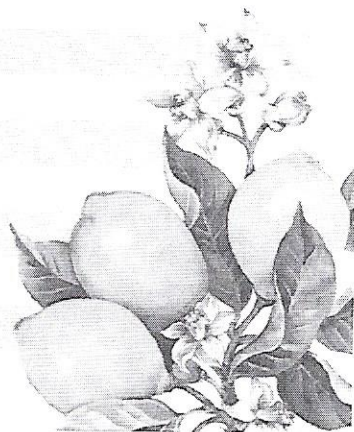
#1 The road is maintained
by The Hidden Forrest

Homeowners Association, and
has an easement.

#2 Road and property have
easements for Consumers and
H F H A



#3 Hidden Forrest
Homeowners Association
with deed restrictions
on buildings and
structures



LEAD-BASED PAINT SELLER'S DISCLOSURE FORM

Lead Warning Statement

Every purchaser of 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 of 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 Disclosure concerning property located at 6256 Hidden Forrest Dr. Swartz Creek MI (initial):

(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 the housing (explain):

☒ Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing.

(b) Records and reports available to the seller (check one below):

☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

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

Date: _____

Seller(s)

Date: _____

II. Agent's Acknowledgment (initial):

Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

Agent certifies that to the best of his/her knowledge, the Agent's statement above is true and accurate.

Date: _____

Agent

III. Purchaser's Acknowledgment (initial):

(a) Purchaser has received copies of all information listed above.

(b) Purchaser has received the federally approved pamphlet *Protect Your Family From Lead In Your Home*.

(c) Purchaser has (check one below):

☐ 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; or

☐ 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.

Purchaser(s)

Date: _____

Date: _____