

Street

City, Village, Township

**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 &amp; 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? unknown ☒ yes ☐ no ☒  
Approximate age, if known: 14 years
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 boilers 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 2004 (date). For gas & Electric

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 \_\_\_\_\_

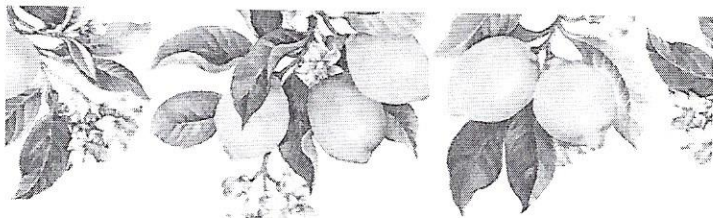
Buyer \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_

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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

