## GREATER LANSING ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE STATEMENT

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h compactor noy land the property of the property of the property conditions (attach additional sheets, if necessary):  ESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER, EXCEPT AS NOTED, WITHOUT RRANTY BEYOND DATE OF CLOSING.  Derry conditions, Improvements & additional information:  Basement/Crawlspace: Has there been evidence of water?  If yes, please explain:  Insulation: Describe, if known:  Approximate age, if known:  Well: Type of well (depth/diameter, age, and repair history, if known):  Well: Type of well (depth/diameter, age, and repair history, if known):  Septic tanks/drain fields: Condition, if known:  Septic tanks/drain fields: Condition, if known:  Tout the property of the provide provide age:  Any known problems?  Plumbing system: Type: copper galvanized other  Any known problems?  Electrical system: Any known problems?  History of infastation, I any: (termites fcarpenter ants, etc.)  SELLER  Date 4-18-14	rowave		V					n	_/			1
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If yes, please explain: Insulation: Describe, if known: BaT	perty condition	ons, impi	rovements &	additional in	าformi	itlon:						. /
Insulation: Describe, if known:	Basement/Ci	rawispac	e: Has there	been evidend	æ of₊w	aler?	1. 10 to 10	9) 90,000000			· -yes	no - 1
Urea Formaldehyde foam insulation (UFFI) is installed?  Roof: Leaks?  Approximate age, if known:					١.,							
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ER Scott Muhitten SELLER Date 4-18-14	Electrical sys	item: Any	known probl	ems?	100	2		¥2				
ER Scott Muhitten SELLER Date 4-18-14	History of Inf	estation,	lyany: (tem)	cs/carpente	r ants,	etc.)	None				1.0/	
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## GREATER LANSING ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE STATEMENT

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	roperty.		UNKNOWII	yes	no	
- 1	yes, please explain:	100			···	110-5245
11. F	lood Insurance: Do you have flood insurance on the property	?	unknown		no	V
12, N	lineral Rights: Do you own the mineral rights?		unknown	V yes	no _	
`\+hai	Items: Are you aware of any of the following:					
1 F	eatures of the property shared in common with adjoining lando	surpers such as malle				
6	nces, roads and driveways, or other features whose use or re-	occellille for meletece	_			1
r)	may have an effect on the property?	sponsibility for maintenance		902025	22	1/
2. A	ny encroachments easements, coning violations, or nonconfo	rmlon uses?		yes	1 70	-
3. A	ny "common areas" (facililles like pools, tennis courts, walkwa	vs or other areas	diminity (	yes _	Z 110	
C	owned with others) or a homeowners' association that has a	ny authority over				-
11	e property?		unknown	yes	no	V
4. S	tructural modification, alterations, or repairs made without nece	essary permits				
	licensed contractors?		unknown	yes _	no	1
5. S	ellling, flooding, drainage, structural, or grading problems?			yes	no	//
6. N	alor damage to the property from fire, wind, floods, or landstide	98?	unknown	yes	no	V
· A	ny underground storage lanks?		unknown	VAC	HO	
B CE	arm or farm operation in the vicinity or proximity to a landfill, a	irport, shooting range, etc.?	unknown	yes _	✓ no	
0. M	ny outstanding utility assessments or fees, including any natur- archarge?	al gas main extension				1
ΠA	ny outstanding municipal assessment fees?		unknown _	yas	no _	<u> </u>
1. A	ny pending liligation that could affect the property or the Seller	's right to convey the	unknown	yes	no _	
TAP	anedy?	•	unknown	vac	no	2
the a	nswer to any of these questions is yes, please explain Atlach	additional sheets if pacers	Unknown	yes	F 7 3	- t O.
tru		Control of Cala, it 1100000	adi y. Cacco	ENIKH	GGSI V	186 119
he Se roper ny ch nmed	oller has lived in the residence on the property from 2 2 2 by since 2 6 (date). The Selfer has indicated anges occur in the structural/mechanical/appliance systems of lately disclose the changes to Buyer. In no event shall parties	OO6 (date) to Prese, above condition of all items (this property from the date	based on (i	nformation kn To the date o	own lo thi	9 Seller, If Seller will
he Se roper ny ch nmed roker	eller has lived in the residence on the property from 2 7 by since 2006 (date). The Selfer has indicated anges occur in the structural/mechanical/appliance systems of lately disclose the changes to Buyer. In no event shall parties or Broker's Agent.	OO6 (date) to Prese, above condition of all items (this property from the date hold the Broker liable for an	s based on (i of this form ny represent	nformation kn to the date o ations not din	own to the f closing, ectly made	e Seller. If Seller will e by the
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Form H 2

## Apr. 21. 2014 2:56PM Centennial Electric GREATER LANSING ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE STATEMENT ADDENDUM

Page 1 of 2

This addendum is a supplement to the attached Seller's Disclosure Statement with compliance with the Seller's Disclosure Act, effective as of January 8, 1994, and a	nich cons as amen	illiutes di ded July	sclosure of the p 1, 1996.	property in
Property Address: 12800 W State Rd				
Instructions to the Seller: (1) Answer ALL questions. (2) Report known of additional pages with your signature if additional space is required. (4) Completine facts, check UNKNOWN. If some items do not apply to your property, check it	te this fo	na Valid	self (5) If you d	(3) Altach o not know
This information is a disclosure only and is not intended to be part of any contract	betweer	n Buyer a	and Seller.	
Property conditions, improvements, and additional information:				
	YES	NO	UNKNOWN	N/A
<ol> <li>Is the property located within a regulated Historic area or district?</li> <li>Is any part of the property located within a designated floodplain?</li> <li>Is any part of the property located within a wetland?</li> <li>Is the property in a permit or restricted parking area?</li> <li>Are there any agricultural production or set-aside agreements?</li> <li>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?</li> <li>Are there any deed restrictions or specific covenants which may govern this property that are over and above local zoning ordinances?</li> </ol>		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		
8. Are there any Homeowner or Association Fees?		Z	_	_
If yes to any of 1-8 above, please explain:				
Supplement: The items listed below are included in the sale of the property only it the items below in working order?  Satellite Dish/Controls	f the Buy	∘& Sell 0	Contract so provi	des. Are
Explanations:		\		\ <del></del> \
V 596				
Other Items;  1. Water Heater: Approximate age, if known	-	UG No	* (Control of Control	
Note: Some taxing authorities require licensing or registration for rental pr If property is currently licensed or registered: What is the maximum occupancy limit? What is the maximum parking limit?	operty.			
Current Taxing Status of property:     100% Homestead or partial \ SAW	What per	cent? _		
Initials of Buyer (s)  Date  Initials of Seller (s)  This contract is for use by Brock Fletcher. Use by any other party is illegal and the sellection of the	undde bb	Date		# 137 a
and the second seconds, one by any other party is lifegal and	AOTOB CUG	gontrad	· /g	stan() t ms

## Centennial Electric Seller's Disclosure Statement Addendum

No. 6787



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 grade within the property is computed at 3500 square feet and was determined by: Foundation measurement \_\_\_\_\_ Assessor record \_\_\_\_\_ Appraiser record \_\_\_\_\_ Builder 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 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 of warrantles the Buyer may wish to obtain. Seller\_ Buyer has read and acknowledges receipt of this addendum. Buyer \_\_\_\_\_ Dale Seller reaffirms as of  $\_$  (the date of closing) that all disclosures made in this Addendum or in the Seller's Disclosure Statement, or subsequently in writing, remain true and in effect, EXCEPT: Date Date \_\_\_\_\_ Date \_\_\_\_\_\_ Date

Disclaimer: This form is provided by the Greater Lansing Association of REALTORS® solely for the use of its Members. Those who use this form are expected to review both the form and the details of the particular transaction to ensure that each section is appropriate for the transaction. The Greater Lansing Association of REALTORS® is not responsible for use or misuse of the form, for misrepresentation, or for warranties made in connection with the form,

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Αρr.	21.	2014	. 2:57PM

# Centennial Electric LEAD-BASED PAINT SELLER'S DISCLOSURE FORM

No.	6787	P <sub>i</sub>	6
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	RVA(108		

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

inspection for possible	e lead-based paint hazards is recommended prior to purchase.
I. Seller's Disc	
SAU/	
initials (A) Pres	ence of lead-based paint and/or lead-based paint hazards. (Check one below);
( )	
CAD /	Seller has no knowledge of lead-based paint and/or lead-based paint hazards in/on the property.
<u> ⊅/+4/</u> (B) Reco	ords and reports available to the Seller. (Check one below):
initials	
( )	Soller 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):
1.1	S.H. L.
Seller carrifice blocker	Seller has no reports or records pertaining to lead-based point and/or lead-based point hazards in/on the property.
11 1/2 14/	he best of his/her knowledge, the Seller's hatements above are true and accurate.
Date: 4-18-14	Seller(s) Scatt of with
II. Agent's Ackn	owiedgment
Agen	has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of
Agent certifies that to (	ne best of his/her knowledge, the Agent's statement above is true and accurate.
Date:	Agent:
III. Purchaser's A	<u>cknowledement</u>
(A)	Purchagar has executed assistant at the same and at the same at th
(R)	Purchaser has received copies of all information listed above.  Purchaser has received the federally approved pamphlet Protect Your Family from Lead in Your House.
	m rour nome.
(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:
	( ) Waived the opportunity to conduct a risk assessment or inspection for the presence of
Purchaser certifies to the	best of his/her knowledge, the Purchaser's statements above are true and accurate.
Date:	Purchaser(s)
**************	******************************
OR ( ) Seller repres	ents and warrants that the listed property was built in 1978 or later, and that, therefore, the
federally-ma	musical read-based paint disclosure regulations do not apply to this property
Q/10	Address: 12800 W State Rd House Completely Guthed Roman Ut
initials	2000
Date: 4-18-14	Seller(s) Scattoff Withh
Date:	Purchaser(s)
NOTICE: Federal	law requires Sellers and downs to other
	law requires Seflers and Agents to retain a copy of this form for at least three years from pletion of the sale.

DISCLAIMER: This form is provided by the Greater Lansing Association of REALTORS® solely for the use of its Members. Those who use this form are expected to review both the form and the details of the particular transaction to ensure that each section of the form is appropriate for the transaction. The Greater Lansing Association of REALTORS® is not responsible for the use or misuse of the form, for misrepresentation, or warranties made in connection with the form.

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

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-Bused 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 leadbased 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 knowledge.

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

Selfers 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 REALTORD 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 Point 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.

REALTOR®

DATE:

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