

Seller's Disclosure Statement

Property Address: _____ MICHIGAN
Street City, Village or Township

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 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 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 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: _____

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 the condition of all the 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 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 28.721 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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