

SELLER'S DISCLOSURE STATEMENT



Property Address: 11522 Davis St Grand Blanc MICHIGAN

Street

City/Village or Township

Purpose of Statement: This statement is a 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 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) Attached 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	X			
Dishwasher	X			
Refrigerator	×			
Hood / Fan	X			
Disposal	X			
TV Antenna, TV Rotor & Controls	×			
Electrical System	X			
Garage Door Opener & Remote Control				×
Alarm System				X
Intercom				X
Central Vacuum				×
Attic Fan				X
Pool Heater, Wall Liner & Equipment				×
Microwave	X			
Trash Compactor	•			X
Ceiling Fan	X			
Sauna/Hot Tub				X
Washer	X			

	Yes	No	Unknown	Not Available
Lawn Sprinkler System				X
Water Heater	X			
Plumbing System	X			
Water Softener / Conditioner	X			
Well & Pump				X
Septic Tank & Drain Field				×
Sump Pump	X			
City Water System	×			
City Sewer System	X			
Central Air Conditioning	X			
Central Heating System	X			
Wall Furnace				X
Humidifier				×
Electric Air Filter				X
Solar Heating System				X
Fireplace & Chimney				
Wood Burning System				X
Dryer	X			

Explanations (attach additional sheets if necessary): All appliances in both the salon and apartment work. Apartment light fixtures currently in home are excluded and will be replaced before closing. There are 3 Hot water heaters the provide hot water to both units. AC units are sperate

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXPECT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements & additional information:

1.	Basement/Crawlspace: Has there been evidence of water? If yes, please explain:	Yes X _ No
2.	Insulation: Describe, if known: Unknown Urea Formaldehyde Foam Insulation (UFF) is installed?	Unknown Yes No No
3.	Roof: Leaks? Approximate age if known: Unknown	Yes No
4.	Well: Type of well (depth/diameter, age and repair history, if known): NA	
	Has the water been tested? If yes, date of last report/results:	Yes No
5.	Septic Tanks/Drain Fields: Condition, if known: NA	

Seller's Disclosure Statement FORM MH-019(5/04) Effective January 1, 2006





6. Heating System: Type/approximate age: Unknown 2 furnaces and 2	AC units. Both in working condition and	are within the last 20	years
7. Plumbing System: Type: copper galvanized other Any known problems:			
8. Electrical System: Any known problems?None			
9. History of Infestation, if any: (termites, carpenter ants, etc.) None			
10. Environmental problems: Are you aware of any substances, materials gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and If yes, please explain:	d contaminated soil on property?	Unknown Y	limited to, asbestos, radon Yes No
11. Flood insurance: Do you have flood insurance on the property?		Unknown	/es No X
12. Mineral rights: Do you own the mineral rights?		Unknown	Yes No X
 Other items: Are you aware of any of the following Features of the property shared in common with the adjoining landowned for maintenance may have an affect on the property? Any encroachments, easements, zoning violations or nonconforming us 	es?	Unknown Y	/es No X /es No _ X
3. Any "common areas" (facilities like pools, tennis courts, walkways, or	other areas co-owned with others), or a home	eowner's association th	at has any authority over
the property? 4. Structural modifications, alterations, or repairs made without necessary	nermits or licensed contractors?	Unknown Y	Yes No X Yes No _ X
5. Settling, flooding, drainage, structural, or grading problems?	permits of needsed contractors.	Unknown `	les No _ X
6. Major damage to the property from fire, wind, floods, or landslides?		Unknown `	čes No _ ≭ _
7. Any underground storage tanks?8. Farm or farm operation in the vicinity; or proximity to a landfill, airport	t shooting range etc?	Unknown	Yes No Yes No
9. Any outstanding utility assessments or fees, including any natural gas n		Unknown	∕es No X
10. Any outstanding municipal assessments or fees?		Unknown `	les No _ X
11. Any pending litigation that could affect the property or the Sellers righ	t to convey the property?	Unknown `	Yes No
The Seller has lived in the residence on the property from	Never (date) to		(date).
The Seller has owned the property since September 1982	(date).		
The Seller has indicated above condition of all the items based on informa of this property from the date of this form to the date of closing, Seller wil liable for any representations not directly made by the Broker or Broker's and the self-thickness of the self-	l immediately disclose the changes to the Bu		
Seller certifies that the information on 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 INSPECT PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUSIONAL PROPERTY.	IR AND WATER QUALITY INTO ACC	COUNT, AS WELL A	S ANY EVIDENCE OF
BUYER IS ADVISED THAT CERTAIN INFORMATION COMPILED PUT 28.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH IT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.			
BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPE FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPE	RIATE LOCAL ASSESSOR'S OFFICE. BUY THE SELLER'S PRESENT TAX BILLS.	YER SHOULD NOT A UNDER MICHIGAN	SSUME THAT BUYER'S LAW, REAL PROPERTY
Seller James Mason	Date _	04/30/20	25
James Mason Seller	Date_		
Buyer has read and acknowledges receipt of this statement.			
Buyer	Date	Tin	ne
Buyer			
Disclaimer: This form is provided as a service of the Michigan REALTO each section is appropriate for the transaction. The Michigan REALTORS made in connection with the form.	DRS®. Please review both the form and the	details of the particula	r transaction to ensure tha
Seller's Disclosure Statement	MICHIGAN REALTORS	Auth	Page 2 of 2

FORM MH-019(5/04) Effective January 1, 2006

