



GREATER LANSING ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE STATEMENT



Page 1 of 4

Property Address:
15379 Howard Rd

Street

Hanover

MICHIGAN

49241

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

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.

Property conditions, improvements & additional information:

- Basement/Crawlspace:** Has there been evidence of water? yes _____ no X
If yes, please explain: _____
- Insulation:** Describe, if known: _____
Urea Formaldehyde foam insulation (UFFI) is installed? unknown X yes _____ no _____
- Roof:** Leaks? _____
Approximate age, if known: _____
yes _____ no X
- Well:** Type of well (depth/diameter, age, and repair history, if known): _____
Has the water been tested? _____
If yes, date of last report/results: _____
yes X no _____
- Septic tanks/drain fields:** Condition, if known: Good
- Heating system:** Type/approximate age: Forced Air - 80's - unknown
- Plumbing system:** Type: copper X galvanized _____ other _____
Any known problems? no
- Electrical system:** Any known problems? no
- History of infestation,** if any: (termites, carpenter ants, etc.) no

SELLER [Signature]
Keith D Swan

SELLER _____

Date 6-16-2025





GREATER LANSING ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE STATEMENT



Page 2 of 4

MI 49241

Address: 15379 Howard Rd

Hanover

10. **Environmental problems:** Are you aware of any substances, materials, or products which 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.
If yes, please explain: unknown ☒ yes ☐ no ☒

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 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 modification, 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 assessment 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 2020 (date) to present (date). The Seller has owned the property since 2020 (date). The Seller has indicated above 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 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. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW, AND BACTERIA.

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 THAT INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE 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 X [Signature] Date X 6-16-2020
Seller _____ Date _____
Keith D Swan

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date _____ Time _____
Buyer _____ Date _____ Time _____



GREATER LANSING ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE STATEMENT



Page 3 of 4

This addendum is a supplement to the attached Seller's Disclosure Statement which constitutes disclosure of the property in compliance with the Seller's Disclosure Act, effective as of January 8, 1994, and as amended July 1, 1996.

Property Address: 15379 Howard Rd Hanover MI 49241

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 you do not know the facts, check UNKNOWN. If some items do not apply to your property, check N/A (Nonapplicable).

This information is a disclosure only and is not intended to be part of any contract between Buyer and Seller.

Property conditions, Improvements, and additional information:

	YES	NO	UNKNOWN	N/A
1. Is the property located within a regulated Historic area or district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is any part of the property located within a designated floodplain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is any part of the property located within a wetland?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Is the property in a permit or restricted parking area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Are there any agricultural production or set-aside agreements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are there deed restrictions or specific covenants which may Govern this property over and above local zoning ordinances?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Are there any Homeowner Association Fees? Homeowner Association fee _____ Name _____ Contact _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Are there currently any red tags or zoning violations with the taxing authority/municipality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Are there reserved items: (List below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If yes to any of 1-10 above, please explain:

11. Current Utility Providers:
- | | |
|-------------------------------|------------------------------|
| a. Gas/Propane <u>Caywood</u> | e. Electric <u>Consumers</u> |
| b. Water <u>well</u> | f. Sewer <u>NA</u> |
| c. Cable <u>Frontier</u> | g. Internet <u>Frontier</u> |
| d. Water Treatment <u>NA</u> | h. Smart Devices <u>NA</u> |

- Other Items:**
- Water Heater: Approximate age, if known 4 years
 - Has septic system been pumped: yes if so, what date? 2022
 - Is Property currently registered or licensed as a rental? Yes X No

Note: Some taxing authorities require licensing or registration for rental property.

If property is currently licensed or registered:

What is the maximum occupancy limit? NA

What is the maximum parking limit? NA

- Current Taxing Status of property:
100% Homestead _____ NonHomestead X or partial _____ What percent? _____

[Signature]
Initials of Seller (s)

6-16-2025
Date

Initials of the Buyer (s)

Date



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15379 Howard Rd

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MI

Page 4 of 4
49241

Address

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Seller discloses that the approximate gross living area above grade within the property is computed at _____ square feet and was determined by:

Foundation measurement RL 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 or warranties the Buyer may wish to obtain.

Seller X RL Date X 6-16-2025
Keith D Swan

Seller _____ Date _____

Buyer has read and acknowledges receipt of this addendum.

Buyer _____ Date _____

Buyer _____ Date _____

Seller reaffirms as if _____ (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:

Seller _____ Date _____
Keith D Swan

Seller _____ Date _____

Buyer _____ Date _____

Buyer _____ 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.



**LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
DISCLOSURE OF INFORMATION
FOR RESIDENTIAL SALES**

130 W. Grand River
Brighton, MI 48116
(810) 220-0000

PURPOSE OF THIS STATEMENT: The information provided in this statement is required to be provided by all Sellers of residential housing built before 1978. This statement is required by the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d), which went into effect in 1996.

PROPERTY ADDRESS: 15379 Howard Rd Hanover MI 49241

The residence at this address was constructed after January 1, 1978: (Seller must initial one.)
Yes No Unknown

(If yes is initial, omit the rest of this Disclosure and sign below, otherwise, complete the following Seller's portion and sign below.)

LEAD WARNING STATEMENT

Every Purchaser of any interest in residential real estate 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 Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE (Initial)

- seller must initial
- 1. Presence of lead-based paint and/or lead-based paint hazards (check a or b below):**
- (a) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

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

- 2. Records and reports available to the Seller (check a or b below):**
- (a) ☐ 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).

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

- 3. Seller acknowledges that Agents have informed Seller of Seller's obligation under 42 U.S.C. 4852d, as printed on the back of this form.**

PURCHASER'S ACKNOWLEDGMENT (Initial)

- purchaser must initial
- 4. Purchaser has received copies of all information listed above, if any.**
- purchaser must initial
- 5. Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.**
- purchaser must initial
- 6. As set forth in the Offer to Purchase, Purchaser has (check a or b below):**
- (a) ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. OR
- (b) ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGEMENT (Initial)

- agent must initial
- 7. Agent has informed the Seller of the Seller's obligation under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.**

CERTIFICATION OF ACCURACY

The following parties have reviewed the information and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Seller Keith D Swan

Date

6-16-2025

Purchaser

Date

Seller

Date

6-16-2025

Purchaser

Date

Agent Neal Sanford

Date

Agent

Date

RESPONSIBILITIES OF SELLERS UNDER RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT

Federal law now imposes the requirements listed below on Sellers of residential housing **built prior to 1978**.

1. Seller's must disclose the presence of any lead-based paint hazards actually known to the Seller. 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.
 - a. 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 lead based paint hazard, including the following.
 - i. The Sellers' basis for determining that lead-based paint and/or lead-based paint hazards exist;
 - ii. The location of the lead-based paint and/or lead-based paint hazards; and
 - iii. The condition of the painted surfaces.
 - b. If a lead-based paint hazard is not known to the Seller, the disclosure must include a statement disclaiming such knowledge.
 - c. The Sellers 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.)
 - d. The disclosure must include the government-mandated *Lead Warning Statement*, found on the front side of this form.
2. Sellers must provide Purchasers with a copy of the federal pamphlet entitled *Protect Your Family From Lead In Your Home*. A copy of this pamphlet is available from your Realtor®.
3. 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 Purchase Agreement.

A civil fine of \$10,000 for each violation may be levied against any Seller or real estate Agent who fails to live up to the obligations imposed by this law. Further criminal sanctions may be imposed either in the amount of \$10,000 per violation or imprisonment for up to one year or both. Finally, if a purchaser suffers injuries as a result of non-disclosure, the Seller or real estate Agent may be liable for three times the actual amount of damages plus all litigation costs.