

SELLER'S DISCLOSURE STATEMENT VACANT LAND

Detroit Association of REALTORS®

Property Address 9999 COOLEY LAKE West Bloomfield MI
(city) (state)

Sidwell Number(s) 1806227016 & 1806227002

PURPOSE OF STATEMENT:

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, architectural engineering or any other specific areas related to the construction or condition of the improvement, if any, or to the property. Other than having lived at or owing the property, the Seller possesses no greater knowledge than that which could be obtained by a careful inspection of the property by a potential purchaser. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the sewer or water lines, well or septic systems. This 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 purchaser may wish to obtain.

INSTRUCTIONS TO THE SELLER:

(1) Fill in ALL blanks. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if necessary. (4) Complete this form by yourself or with legal counsel. (5) If some items do not apply, write N/A (non-applicable). If you do not know the facts, write UNKNOWN.

SELLER'S DISCLOSURE:

The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller hereby makes the following representations based on the Seller's knowledge at the signing of this document. The Seller authorizes their agent to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE AGENT. SELLER'S AGENT ALSO HAS NO INDEPENDENT OR PERSONAL KNOWLEDGE OF THE CONDITION OF THE PROPERTY EXCEPT AS NOTED BY THE SELLER BELOW.

PROPERTY CONDITIONS, IMPROVEMENTS AND ADDITIONAL INFORMATION:

1. Well currently EXISTS DOES NOT EXIST. If in existence: Well Depth _____; Well Diameter _____; Age of Well _____; Repair history _____
2. Septic tanks/drainfields currently EXIST DOES NOT EXIST. If in existence: Septic tank size _____; Drain field size _____; Was special engineering required at initial installation: YES NO UNKNOWN. Date septic last pumped _____.
3. Features of the property shared in common with adjoining owners, such as walls, fences, roads, driveways whose use or responsibility for maintenance may have an effect on the property: YES (please list below) NO UNKNOWN. If answer to number 3 is YES please list specifics here _____
4. Any encroachments, easements, "common areas" (pools, walkways or other areas co-owned with others?) YES NO UNKNOWN
5. Any known zoning violations or non-conforming uses? YES NO UNKNOWN
6. Has there been any settling, flooding, drainage or grading problems? YES NO UNKNOWN
7. Has there been any damage to the property due to fire, wind or landslides? YES NO UNKNOWN
8. HAZARDOUS WASTE: Seller represents that the soil and groundwater are free from any toxic and/or hazardous materials including asbestos, PCB, pesticides, herbicides and any other materials currently deemed toxic by the United States Environmental Protection Agency (EPA) as of the date of signing of this document. Further, seller represents that it will not permit the storage of any toxic and/or hazardous material, as described above, in, around or on the site now, or at any future time, and they will save purchaser harmless from any actions which may result in connection with the toxic and/or hazardous materials as they relate to the property. If the answer is YES to any of these, please attach an explanation.
9. Is the property controlled in any manner by a Homeowners or similar association? YES NO UNKNOWN
10. Has the property, or any portion thereof, been designated as "wetlands" by the DNR or any other governmental agency or municipality? YES NO UNKNOWN
11. Has any woodland or other ordinances been violated? YES NO UNKNOWN

The Seller has owned the property since July 2021 (date) and makes representations since that date. The Seller has indicated above the history/condition of all items based on that information known to Seller. If any changes occur from the date of this form prior to closing, the Seller will immediately disclose the changes to Broker and/or purchaser. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's agent.

Authentisign
Mutaz Rabadi
SELLER, MNZ, LLC
10/14/2021 9:06:29 AM EDT

10/14/2021

	DATE	PURCHASER	DATE
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DISCLAIMER: This form is provided as a service of the Detroit Association of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The Detroit Association of REALTORS® is not responsible for use or misuse of the form, for misrepresentation, or for warranties made in connection with the form.