



UTILITY INFORMATION

FOR ADDRESS 2175 E Hinchman Road
Berrien Springs, MI 49103

Information is based on the past 12 months of service. This information is being provided as a courtesy from the seller to the best of their knowledge and in no way implies warranty.

Electric Average: \$ 300 per month Company: Michigan Indiana Power

Heating Average \$ 250 per month Company: _____

Water: \$ _____ per month Public/City Well

Sewer: \$ _____ per month Public/City Other, see below

Internet: \$ 100 per month Carrier: Xfinity

Trash: \$ 30 per month Company: Best Way
(If included in taxes please note)

Recycling: \$ _____ per month Company: _____
(If included in taxes please note)

Rented Mechanicals: Propane Tank Oil Tank Water Softener outdoor pole lights Satellite Equip Security System Other: _____

Heating type is: Gas Forced Air Electric Baseboard Geothermal Propane Wood/Pellet
Other: _____

Water service is: Public/City Well Combination/both city & well available Well is used for: _____

Sewer/Septic is: Public/City Septic Mound System Lift Station

Cooling System is: Central A/C Window Unit Heat Pump Other: _____

Seller's Disclosure Statement

Property Address 2175 E Hinchman Road Berrien Springs 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 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 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV antenna, TV rotor & controls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage door opener & remote control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarm system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Attic fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool heater, wall liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash compacter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna/hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Yes	No	Unknown	Not Available
Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lawn sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water softener/conditioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well & pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Septic Tank & drain field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City water system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
City sewer system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Central air conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central heating system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wall furnace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electronic air filter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solar heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fireplace & chimney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood burning system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanation (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 and additional information:

- Basement/Crawlspace:** Has there been evidence of water? yes no
 If yes, please explain: _____
- Insulation:** Describe, if known: _____
 Urea formaldehyde Foam Insulation (UFFI) is installed? unknown yes no
- Roof:** Leaks? yes no
 Approximate age if known: 8 Years
- Well:** Type of well (depth/diameter, age and repair history, if known): new well pump in 2020
 Has the water been tested? yes no
 If yes, date of last report/results: _____
- Septic tanks/drain fields:** Condition, if known: _____
- Heating system:** Type/approximate age: _____
- Plumbing system:** Type: copper galvanized other
 Any known problems? _____
- Electrical system:** Any known problems? _____
- History of infestation,** if any: (termites, carpenter ants, etc.) _____



Seller's Initials



Buyer's Initials

Seller's Disclosure Statement

Property Address: 2175 E Hinchman Road Street Berrien Springs City, Village or Township MICHIGAN

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:

- 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
- Any encroachments, easements, zoning violations or nonconforming uses? unknown yes no
- 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
- Structural modifications, alterations, or repairs made without necessary permits or licensed contractors? unknown yes no
- Settling, flooding, drainage, structural, or grading problems? unknown yes no
- Major damage to the property from fire, wind, floods, or landslides? unknown yes no
- Any underground storage tanks? unknown yes no
- Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc. unknown yes no
- Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown yes no
- Any outstanding municipal assessments or fees? unknown yes no
- 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: Heating oil tank buried in the front yard.

The Seller has lived in the residence on the property from 05/01/2020 (date) to current (date).
The Seller has owned the property since 03/17/2020 (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. 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.

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, 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 Donald E. Church dotloop verified 05/28/26 10:12 AM EDT CO5O-O1TN-DLUW-Y8DO Date 05/27/2026

Seller Michelle M. Church dotloop verified 05/27/26 11:37 AM EDT WMG-J065-J4YH-BCQ0 Date 05/27/2026

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date _____ Time _____

Buyer _____ Date _____ Time _____

Disclaimer: This form is provided as a service of the Michigan 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 Michigan Association of REALTORS® is not responsible for use or misuse of the form for misrepresentation for for warranties made in connection with the form.



LEAD-BASED PAINT SELLER'S DISCLOSURE FORM



2175 E Hinchman Road

Berrien Springs

Michigan

Street Address

City, Village, Township

State

Lead Warning Statement

Every purchaser of 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 of 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.

I. Seller's Disclosure (initial)

DEC
05/28/26
10:12 AM EDT
dotloop verified

MNC
05/27/26
11:37 AM EDT
dotloop verified

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based and/or lead-based paint hazards are present in the housing (explain):

or

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

DEC
05/28/26
10:12 AM EDT
dotloop verified

MNC
05/27/26
11:37 AM EDT
dotloop verified

(b) Records and reports available to the seller (check one below):

Seller has provided purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

or

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

Seller certifies that to the best of his/her knowledge, the Seller's statement above are true and accurate.

Date: Donald E. Church

Seller

dotloop verified
05/28/26 10:12 AM EDT
LVECVBHQBC-ERDK

Date: Michelle M. Church

Seller

dotloop verified
05/27/26 11:37 AM EDT
WVFLTPVKGSK-3MPL

II. Agent's Acknowledgment (initial)

JRS
05/25/26
09:09 AM EDT
dotloop verified

Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

Agent certifies that to the best of his/her knowledge, the Agent's statement above is true and accurate.

Date: Julie Dalton Scott

Agent

dotloop verified
05/25/26 09:09 AM EDT
PNC-COBS-4750-199C

III. Purchaser's Acknowledgment (initial)

(a) Purchaser has received copies of all information listed above.

(b) Purchaser has received the federally approved pamphlet *Protect Your Family From Lead In Your Home*.

(c) Purchaser has (check one below):

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 hazards;

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Purchaser certifies to the best of his/her knowledge, the Purchaser's statements above are true and accurate.

Date:

Purchaser

Date:

Purchaser



Seller's Sewer/Septic Disclosure Statement



Property Address: 2175 E Hinchman Road, Berrien Springs, **Michigan**

Purpose of Statement: This Supplemental Sewer/Septic Disclosure Statement expands upon the related questions in the Sellers' Disclosure Statement regarding the septic system or sewer system and is intended to be a part thereof.

Seller's Disclosure: Unless otherwise advised, the Seller does not possess any expertise in construction, engineering, or any other specific area related to the construction or condition of the sewage disposal system. 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 Purchaser may wish to obtain. The following are representations made solely by the Seller and are not the representations of the Seller's agent, if any.

Instructions to Seller: (1) Answer applicable questions to the best of your ability. (2) Report known conditions affecting the sewage disposal system. (3) If you do not know facts necessary to answer a question, respond "unknown". (4) Attach additional pages with your signature if additional space is needed. (5) Complete this form yourself.

Please indicate the type of sewage disposal system the property is connected to and answer the respective questions.

Municipal sewer system

1. Any known problems? _____
2. Has the sewer line from the house to the street required periodic rodding/cleaning? _____
3. Is your sewer line entirely on your property? _____
4. Has the municipal sewer system ever backed up at this property? _____

On-site private septic system

1. Age of system? unknown
2. Any known problems? _____
3. Septic tank size? _____ Is there also a Dosing Chamber with lift pump? _____
4. The secondary system is a:
 - a. drain field
 - b. dry well(s)
 - c. other _____
 - d. unknown
 - e. none (holding tank only)
5. Does the system serve only this property? _____ yes
6. Is the entire septic system within the boundaries of your property? _____ yes
7. When was the last time the tank was pumped out? 05/2024 By Whom: Keplinger
8. When was the last time the septic system was inspected? 2020 By Whom: unknown



Seller's Sewer/Septic Disclosure Statement



9. Is a municipal sewer system available at the street? Yes No

If yes, are you aware of any circumstances under which connection to municipal sewer would be required? _____

10. Seller may attach copies of any inspection reports or permits for this system if available.

Private Community Sewer System

- 1. Describe _____
- 2. Any known problems? _____

Other type of sewage disposal system

- 1. Describe _____
- 2. Any known problems? _____

Seller has completed this disclosure based on information known to Seller. Should changes occur in the condition of the systems indicated above, Seller shall immediately revise this statement and furnish the Buyer with a copy. Seller certifies that the information in this statement is true and accurate to the best of Seller's knowledge and authorizes disclosure of this information to prospective purchasers. In no event shall the parties hold the Broker liable for any representations not directly made by the REALTOR/Broker.

Seller	<i>Donald E. Church</i>	<small>dotloop verified 05/28/26 10:12 AM EDT XFZD-FMNM-UOM4-6VER</small>
Seller	<i>Michelle M. Church</i>	<small>dotloop verified 05/27/26 11:37 AM EDT ACTT-UBZY-CJCG-07MY</small>

Date _____

Date

Buyer has read and acknowledges receipt of this statement.

Buyer		Date	_____	Time	_____
Buyer		Date	_____	Time	_____