



Commercial-Industrial Real Estate Seller's Representations



Property Address: 2188 M 139 Benton, Michigan
(Street) (City, Village, Township)

To Seller's best knowledge and belief Seller represents and warrants to Buyer the following:

1. **1.** The Property is zoned Commercial and
2. (is) (is not) located in a Historic District;
3. (is) (is not) located in a flood plain;
4. (is) (is not) properly zoned for the existing use;
5. (is) (is not) subject to a special use permit;
6. (is) (is not) a non-conforming use;
7. (is) (is not) a known encroachment.

8. Is the property located in a preferential tax zone? Yes No If yes, please elaborate: _____
9. _____
10. Seller certifies that there presently exists no defect or condition known to Seller which would further adversely affect or
11. materially impair the fitness of the Property for its existing use **EXCEPT:**
12. _____
13. _____
14. **2.** There are no actions, suits or proceedings pending or threatened against Seller or the Property, affecting any portion of the
15. Property, before any judicial tribunal, governmental agency or department, **EXCEPT:**
16. _____
17. _____
18. **3.** There are no pending or threatened condemnation actions or special assessment of any nature with respect to the Property
19. nor has Seller received any notices of any such condemnation actions or special assessments being contemplated.
20. **4.** There are no foreclosures pending or threatened with respect to the Property nor has Seller received any notices of any
21. foreclosure action being contemplated.
22. **5.** Seller has not received any notice in writing or otherwise from any governmental or municipal agency requiring the
23. correction of any condition with respect to the Property or any party thereof, by reason of a violation or alleged violation of any
24. applicable federal or state statute, ordinance, code or regulations, **EXCEPT:** _____
25. _____
26. **6. a.** The Property does not contain any material defects that would adversely affect the market value or existing use of the
27. Property whether or not such defects could be discoverable by a reasonable inspection of the Property.
28. **b.** To the best of the Seller's knowledge, (1) the Property does not contain any hazardous chemical or material; (2) the
29. Property does not contain any underground storage tanks which are or have been utilized to hold petroleum or other regulated
30. substances; and (3) the Property is not in violation of any Federal or State laws concerning environmental issues.
31. **7.** Seller will not impose any deed restrictions upon the Buyer **EXCEPT:** _____
32. _____
33. _____
34. **8.** Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge as of the date of
35. Seller's signature.

36. Seller Jeff Street dotloop verified 01/23/25 9:21 AM EST RP7W-DJZP-8SSO-CNWX Date _____

37. Seller _____ Date _____

38. Buyer has read and acknowledges receipt of this statement.

39. Buyer _____ Date _____

40. Buyer _____ Date _____



Seller's Sewer/Septic Disclosure Statement



Property Address: _____ 2188 M 139 _____ Benton _____, 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? _____ No _____
2. Has the sewer line from the house to the street required periodic rodding/cleaning? _____ No _____
3. Is your sewer line entirely on your property? _____ Unknown _____
4. Has the municipal sewer system ever backed up at this property? _____ No _____

On-site private septic system

1. Age of system? _____
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? _____
6. Is the entire septic system within the boundaries of your property? _____
7. When was the last time the tank was pumped out? _____ By Whom: _____
8. When was the last time the septic system was inspected? _____ By Whom: _____



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 *Jeff Street* dotloop verified
01/23/25 9:21 AM EST
1JWZ-01CF-DM9N-U8KX Date _____

Seller Date _____

Buyer has read and acknowledges receipt of this statement.

Buyer Date _____ Time _____

Buyer Date _____ Time _____