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### Commercial-Industrial Real Estate Seller's Representations

Property Address: 8918 1st Street Baroda, 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. NA  
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. None  
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:** None

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:** None

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 William Hurst dotloop verified 10/02/24 1:55 PM EDT LHMW8ZMK5DCZ-BLH Date \_\_\_\_\_

37. Seller \_\_\_\_\_ Date \_\_\_\_\_

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

39. Buyer \_\_\_\_\_ Date \_\_\_\_\_

40. Buyer \_\_\_\_\_ Date \_\_\_\_\_

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# LEAD-BASED PAINT SELLER'S DISCLOSURE FORM



Street Address

8918 1st Street

City, Village, Township

Baroda

State

MI

## 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)

*WH*  
10/02/24  
1:55 PM 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.

*WH*  
10/02/24  
1:55 PM 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: *William Hurst* dotloop verified  
10/02/24 1:55 PM EDT  
W201-HYC-F184-ELUQ

Seller

Date: \_\_\_\_\_  
Seller

## II. Agent's Acknowledgment (initial)

*CE*  
10/01/24  
12:28 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: *Courtney Estess* dotloop verified  
10/01/24 12:28 AM EDT  
CYL-AXSL-T3FC-CVWF

Agent

## 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



## UTILITY INFORMATION

FOR ADDRESS

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:	\$ <u>105.00</u> per month	Company: <u>AEP</u>
Heating Average:	\$ <u>50.00</u> per month	Company: <u>Michigan Gas</u>
Water:	\$ <u>25.00</u> per month	Public/City <input checked="" type="checkbox"/> Well <input type="checkbox"/>
Sewer:	\$ <u>25.00</u> per month	Public/City <input checked="" type="checkbox"/> Other, see below <input type="checkbox"/>
Internet:	\$ <u>0.00</u> per month	Carrier: _____
Trash:	\$ <u>18.00</u> per month <small>(If included in taxes please note)</small>	Company: <u>LRS</u>
Recycling:	\$ <u>0.00</u> per month <small>(If included in taxes please note)</small>	Company: _____

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: \_\_\_\_\_