

:: Section I ::

This section will be used to inform potential buyers about the features of your business

1. Legal name and address of the business

Marluc, LLC DBA Marluc Bella Vita Ranch
50 Remington Terrace
Highland Village, Texas 75077

2. County (or parish) Jack County

Township

Is the park within city limits? No

3. Owner's name and address

Same, Marluc is a real estate rental corporation owned by several family trusts

4. Contact Information

Office phone 214-850-8778 Home phone 214-850-8778

Cell phone 1: Name Jim Attrell Number 214-850-8778

Cell phone 2: Name Sherry Stewart Number 214-663-6618

Fax — Off season phone 214-850-8778 (there is no off-season)

Email address 1: Name Jim Attrell Address jimattrell@mac.com

Email address 2: Name Sherry Stewart Address sherrystewart@aol.com

Park web site www.lakegodstone.com www.ChurchFamilyReunions.com

5. How is the business organized?

Corporation Partnership Sole Proprietorship LLC S Corporation Other (If other please describe)

6. If a corporation or partnership, what is the principal owner's name, or the contact's name?

Jim Attrell and Sherry Stewart

7. How long has the business existed?

Marnuc, LLC opened the Ranch Retreat and started after construction in 2016.

8. How long has the business been under current ownership?

Marnuc Bella Vita Ranch was created by Marnuc, LLC and has always owned the ranch retreat.

9. If the park is a franchise (KOA, Jellystone, etc...) when does the franchise agreement expire or is due for renewal?

N/A

10. How many sites/rental units?

(Please give a count of the site types)

Full hookup sites (water, electric and sewer)	3 4
Partial hookup sites (water and electric)	12
Electric only	-
No hookup sites, or tent sites	5
50 Amp service	2
30 Amp service	12
2 Person cabins (counting Capt cabin)	5
4 Person cabins	3
6 Person cabins	1
Housekeeping cabins/cottages (office)	1
Park models	-
Rental trailers	1
Motel units	-
Apartments	-
Other Lodge - 35 person	1
Total sites	

Additional notes on sites

(Please include all sites and units that generate income)

Full hookups located at the carport area of the guest home and at the serenity RV trailer + boost
Partial hookups - 2 at top of Dam, 3 at Refuge, 6 tent sites, and Panorama RV site has 2

11. What are the opening and closing dates of your operating season?

open year round

12. Do you use a reservation system? If so, what service/type?

Lodgify - integrated with VRBO, AirBNB, Booking, Expedia and + Google STR

13. Could the operating season be lengthened and how?

Synced calendar with Hipcamp, Trip Advisor, GlampingHUB

open year round

14. Do you have guests who stay for the whole season? (Seasonals) Yes No

(If Yes, how many typically - What is the average length of stay during the season? Please cover the past three years)

N/A - short term rentals only

Do you have guests staying year-round? Approx. how many?

0

Previous full year occupancy:

What are the total rental nights for all sites/cabins/etc. by month for the previous full operating season.

January	6
February	4
March	37
April	33
May	49
June	94
July	56
August	15
September	84
October	74
November	43
December	27

Does not include all Hipcamp. Campsite rentals as Hipcamp is not fully integrated with our booking system. Attached is detail payout from Hipcamp campsite rentals for 2020-2022

15. Electrical service: Number of transformers serving the business

Two

Are sites metered? (If so how many and do you charge back to the customer?)

yes - rentals include electrical service. Lodge has a solar panel roof system and battery backup.

16. Water service: Well City/municipal Other Lake water purification.

Additional info on the water delivery available. (Number of wells, etc.)

We have three wells and a lake water primary system. All are treated and system maintained and serviced by a third-party licensed contractor.

17. Sewer system:

Septic/drainfield City/municipal Sewer treatment plant lagoon how many tiers?

Is the current septic system expandable? Yes No Notes

Additional info on the sewer system:

Each cabin/lodge/campsite station has its own septic system including the office/store/living quarters. All systems maintained by third party licensed contractor. There are also four porta-potties service third party.

18. Cable and internet: Is there CATV/Satellite TV? Yes No Notes

Internet? Yes No Wi-Fi? (wireless internet) Yes No Notes

System and property wide mesh wifi system on fibre optics. Served by microwave dish/tower and Starlink as backup.

19. When was the last time the park was upgraded? (List improvements and year completed)

All maintenance was performed in 2022 including painting, roof gutter clean, Refinish lodge kitchen + porch floor, grade six miles gravel trails, tree trimming, etc, replace furniture, add beds, add signage, clean watercraft

20. Please describe the buildings on the premises, size, construction type, use and general location on the property

Main Building All buildings with exception of four cabins are steel and concrete construction built to 30MPH ^{wind load}

Two story lodge with private bedrooms and dormitories, kitchen, dining, bathrooms, upper covered deck, classroom, large covered porch and greenhouse. Located near entrance

Office

Office has store and living quarters with queen bed and is centrally located

Store

located at office.

Recreation building

is actually a living quarters located in the middle of the sports field complex. Has den and covered porch.

Laundry

Located in the garage (AC+heat) of the Guest Home with two washers/dryers. Supplies are located there as well. The Lodge has two washers/dryers.

Cabins/cottages/motel units

The cabins are located at various places and are relatively secluded and private.

Park models/trailers or other rental units

One small RV trailer with full abilities is in a wooded private campsite near the lake.

Equipment/maintenance building

is located centrally near the sports field and gun/archery range. Also contains water treatment system. Hoes, tractors, skid steer and tools/equip.

Bathhouse(s)

One comfort station is located at campsite area. Has 2 private toilets and 2 private showers.

Manager's residence or site

Our ranch hosts are married couple living in a 41 foot RV (they own it) located near the guest home.

Owner's Residence

A private cabin located across from the lodge with King bed, small kitchen, large porch, full bath, private dock (this is where we stay when we are present at ranch retreat)

Other buildings/facilities

Sports fields have lit basketball, sand volleyball, baseball/soocer practice field with backstop, benches and goal and two picnic areas in trees.

21. List the recreational features of the business (check boxes and add description)

- Arcade/game room
- Basketball lit for night time use and porta-potty
- Bike rentals bike rack at lodge
- Boat/canoe/kayak etc. rentals Plus pedal boats and row boat
- Dog run/park we permit pets
- Gaga ball pit
- Golf course
- Horseshoe courts
- Marina number of boat slips We rent pontoon boat but do not allow motorized watercraft. Boat has trolling motor
- Mini golf
- Petting zoo, animals five wildlife viewing stations with feeders/water
- Playground One at lodge, guest home, office and top of dam
- Pool dimensions and construction We consider our forty-foot deep lake to be a giant pool with five docks/swim ladders.
- Spa/hot tub
- Splash pad/waterslide Two lily pads. Lodge has waterslide
- Sports field Baseball, soccer, sand volleyball, lit basketball.
- Tennis/pickleball courts
- Volleyball sand court

Other recreational features

Four miles of hike-and-bike trails (non motorized), wildlife viewing/feet stations, tree house, rental ATV/golf cart on six miles gravel road through forest and wooded meadow, awesome fishing, boating, swimming

22. Is there a water feature? Please specify (check boxes, add size and description)

- Swimming pond Size _____ Description _____
- Fishing pond Size 2 acres Description Lower crappie pond, upper bass pond
- Lake Size 4 acres Description 40 foot deep swim, fish, boat
- River Size _____ Description _____
- Stream Size small Description Runs through ponds and lake

How much water frontage do you own? How much is leased?

We own all waterfront to the lake and ponds and built trails around them for hiking, biking, ATV and automobile.

Is the business in a floodplain Yes No what is the designation? Partially - where lake is located

How many times has it flooded during your ownership? None

Is the business required to have flood insurance? Yes No

Additional notes on flooding:

We built lake with expert, professional advice. It has two levels of flood control, runoff around a giant dam with grass coverground and it works very well to handle severe rainfall.

23. What income producing features do you have? (This may include kayak and bike rentals, propane, firewood, laundry, etc...)

We sell firewood, camping supplies and rent out kayaks, canoes, pedal boats, ATV's and a golf cart. We also sell/rent fishing equipment.

24. How many acres are there in total?

188 (mostly undeveloped). Lots of room for expansion and growth.

How many acres are available for expansion or development? Is there room to add more sites?

At least 100 acres are available for expansion. I would guess. See google earth map

Who owns the land?

Marine, LLC

How much land is leased and what are the terms? (Do you lease from someone else or to someone else)

What is the current zoning designation (This may be on your tax bill, or you may need to call your city or county government)

None - no zoning

Are there any variances? (Please include details)

No

What encumbrances, rights of way, etc. are tied to the property?

None except power line easement

What is the amount of your annual property taxes? (Use last full year)

\$3,701.69 - note we have a Texas wildlife Ag tax exemption on part of property

Is adjacent land possibly available for purchase? If known, what is the approx. asking price?

Unknown

Are there any environmental issues? Any buried tanks?

None that we are aware of

Mineral and water rights

(Mineral Rights may include natural gas, oil, and any other natural resources that may be on the property)

Do you own the mineral rights on the property? Unknown Yes No

If you own the mineral rights, will they transfer with the sale? Yes No

Do you own the water rights on the property? Unknown Yes No

If you own the water rights, will they transfer with the sale? Yes No

Are they included in the asking price? Yes No

There are two oil/gas wells on far far north end of property with service gate for oil company access to wells -

26. Employees (Number of employees and compensation)

Seasonal full-time employees		Wage range	
Seasonal part-time employees		Wage range	
Year-round full-time employees		Wage range	
Year-round part-time employees		Wage range	

Additional notes on employees and work categories

All work is performed by contract employees/contractors. Our married ranch hosts are paid \$600-700/month each and are provided with RV parking/utilities and they are expected to work 20-25 hours/week each.

27. Do you use work campers? (If so please explain in what capacity and what type of compensation they receive)

Not needed with current situation.

28. What attractions or events bring people to your area and business?

We are very remote but Possum Kingdom Lake is about 30 min away and has numerous events and attractions.

29. What events do you have at the business? (Include holiday events, sports, dinners, clubs, churches, etc...)

None that we provide. Our church and family guests often have their own events.

30. What features of your park are unique or stand out? (Please list any items you would like highlighted in our marketing)

Quiet, great night sky, lots of recreation and wildlife opportunities, very secluded and safe.

31. What adverse conditions affect the property or business?

Weather

32. If you were to stay as owner for another five years, what would you do to improve the business?

Add a multipurpose building with kitchen and porch, Add more family cabins, Add two dormitories

33. Why have you decided to sell the business?

I am 72 years old. My wife is 71 years old. We do not want any debt.

34. If you were a buyer, why would you buy your park today?

Growth opportunities are endless with little gov't interference/taxation. Permitting is not required and we have great contractor support/skill.

:: Section II ::

THE INFORMATION IN THIS SECTION WILL BE USED BY OUR SALESPEOPLE TO HELP PUT TOGETHER A SALE. IT WILL NOT BE SHARED WITH THE POTENTIAL BUYER WITHOUT YOUR PERMISSION.

1. What is the balance of your current mortgage?

0

2. Is your mortgage assumable?

N/A

3. What is your payment interest rate? Does your payment include taxes and insurance?

—

4. What is your payoff date?

—

5. Who is the lender? (Please give name and address, as well as contact person and phone number. Your permission will always be obtained before contacting your lender)

—

Are you current on your mortgage payments? Yes No (If No, please explain so appropriate marketing steps can be taken)

—

6. Are there any liens on the property? (If Yes, please explain so appropriate marketing steps can be taken)

None

7. Is the property in litigation? Yes No (If Yes, please explain so appropriate marketing steps can be taken)

—

8. Will you consider seller financing? Yes No (If Yes, what are your terms and what down payment do you require?)

—

9. Are you current on your taxes?

Park's income tax:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Property tax:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Personal income tax:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

:: Section III ::

Please attach the following documents:

1. Legal description *- see survey - complicated.*
2. Survey *- attached*
3. Site layout (If none available, please draw approximation) *see Google Earth Interactive Map for very detailed information -*
4. Equipment list (Major items going with the sale: Grounds maintenance equipment, office and store furnishing, etc.) *accessible from our website*
5. Copies of leases or other agreements *None*
6. Copies of franchise agreements *None*
7. Rate schedule (Nightly/weekly/monthly/seasonal rates for sites and rentals) *See website www.lakeGodstone.com*
8. Financial reports for the last three years
9. Occupancy reports
10. Photos of the property and facilities *- see website for recent photos very detailed www.lakeGodstone.com*

Note on financial documents:

Our marketing presentation will include the income and expense history. Adjustments will be made to represent the real profits to the owner of the business after allowing for the owner's desire to minimize income and maximizes expenses for tax purposes. Adjustments will be made for costs that would be different for the new owner. These adjustments include personal, unusual, and one time costs for improvements.

:: Section IV ::

Please complete the following disclosures

Seller Disclosure Statement Concerning the Residence on the property located at:

4636 Halsell Ranch Road, Jacksboro, TX 76458

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, Parks and Places, Inc. is required to provide a copy to the buyer or the agent of the buyer. The seller authorizes Parks and Places, Inc. 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 Parks and Places, Inc., if any.

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 or type N/A
- (6) If you do not know the facts, check or type unknown

THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER. 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 below are included in the sale of the property ONLY if the purchase agreement so provides. Please use the Additional information field below table if necessary.

	YES	NO	UNKNOWN	N/A		YES	NO	UNKNOWN	N/A
Range/Oven	<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"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sauna/hot tub	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<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 type="checkbox"/>	Plumbing system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV Antenna	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well & pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rotor & controls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Alarm system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Intercom	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage door	<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"/>
Opener & control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central air	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attic fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wall furnace	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Humidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water softener/ Conditioner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood burning system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wall liner & equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic tank and drain field	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lawn sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					City sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Additional information (Please attach additional sheets if necessary)

Property conditions, improvements & additional information

1. Basement/crawl space: Has there been evidence of water? Yes No (If Yes, please describe)

2. Insulation: Urea Formaldehyde Foam (UFF) Insulation is installed? Unknown Yes No

3. Roof: Does the roof have Leaks? Yes No (If Yes, please describe)

Approximate age of roof if known 1-6 years. - All steel except cabin shingles.

4. Well (What type of well - depth/diameter, age, and repair history, if known)

*Original well use unknown - no repairs
 Root well - 150 feet - 2018 - no repairs
 East well - 250 feet - 2019 - no repairs*

Has the water been tested: Yes No (If Yes, date of last report/results)

Regular testing by licensed contractor.

5. Septic tanks/drain fields (Please specify condition, if known)

every building has septic/field.

6. Heating system (Type/approximate age)

see enclosed annual contract for quarterly maintenance by Mann Air Conditioning

7. Plumbing system type

Copper Galvanized Other (Any known problems?)

[Empty box for plumbing system details]

8. Electrical system (Any known problems?)

No problems - maintenance by Butler Building's licensed electrician.

9. History of infestation, if any (Termites, carpenter ants, etc.)

We have quarterly contract with Arrow Exterminators who provide preventative measures.

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 the property?

Unknown Yes No (If Yes, please explain)

[Empty box for environmental problem details]

11. Flood insurance (Do you have flood insurance on the property?) Unknown Yes No

[Empty box for flood insurance details]

12. Mineral Rights

(Mineral Rights may include Natural Gas, Oil, and any other natural resources that may be on the property)

Do you own the mineral rights on the property? Unknown Yes No

If you own the mineral rights, will they transfer with the sale? Yes No

Are they included in the asking price? Yes No

[Empty box for mineral rights details]

Other Items

Are you aware of any of the following:

1. 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 (If Yes, please explain)

we built a hog-proof fence around the entire property that is shared with neighbors. Neighbor to North/East is shared wildlife fence.

2. Any encroachments, easements, zoning violations, or nonconforming uses?

Unknown Yes No (If Yes, please explain)

3. Any "common areas", or a homeowner's association that has any authority over the property?

(Facilities like pools, tennis courts, walkways, or other areas co-owned with others)

Unknown Yes No (If Yes, please explain)

4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors

Unknown Yes No (If Yes, please explain)

5. Settling, flooding, drainage, structural, or grading problems? Unknown Yes No (If Yes, please explain)

Always discovering minor drainage problems (that do not negatively affect buildings) and we need to regrade property roads regularly.

6. Major damage to the property from fire, wind, floods or landslides? Unknown Yes No (If Yes, please explain)

7. Any underground storage tanks? Unknown Yes No (If Yes, please explain)

[Empty box for explanation]

8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc?

Unknown Yes No (If Yes, please explain)

We own a gun range that is also an archery range. It is closed unless the whole campus is rented to a group who follows gun range rules and takes on written liability responsibility.

9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge?

Unknown Yes No (If Yes, please explain)

[Empty box for explanation]

10. Any outstanding municipal assessments or fees?

Unknown Yes No (If Yes, please explain)

[Empty box for explanation]

11. Any pending litigation that could affect the property or the seller's right to convey the property?

Unknown Yes No (If Yes, please explain)

[Empty box for explanation]

12: Acknowledgments and Signatures

The seller has lived in the residence on the property (if applicable): (this is second home)

From: (date) April 2016

To: (date) Date

The seller has owned the property since (date) April 2016

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.

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.L721 TO 28L.732, IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING THAT INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

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

Seller's signature:
Print name:

Date:

Buyer has read and acknowledges receipt of this statement.

Buyer's signature:
Print name:

Date:

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

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.

Seller's Disclosure

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

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

(ii) Seller has No knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) 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).

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

Purchaser's Acknowledgment (Initial)

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

(d) Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Purchaser has (check (i) or (ii) below):

(i) 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

(ii) 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 Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations 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 above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller's signature: *[Signature]*

Date: *Jan 26 / 23*

Buyer's signature:

Date:

Agent's signature:

Date: