



GREATER LANSING ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE STATEMENT



Property Address:

Street _____ MICHIGAN _____
City, Village, 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 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.)

Table with 4 columns: Yes, No, Unknown, Not Available. Rows include Range/oven, Dishwasher, Refrigerator, Hood/fan, Disposal, TV antenna, TV rotor & controls, Electrical system, Garage door opener & remote control, Alarm system, Intercom, Central vacuum, Attic fan, Pool heater, wall liner & equipment, Microwave, Trash compactor, Ceiling fan, Sauna/hot tub, Lawn sprinkler system, Water heater, Plumbing system, Water softener/conditioner, Well & pump, Septic tank & drain field, Sump pump, City water system, City sewer system, Central air conditioning, Central heating system, Wall Furnace, Humidifier, Electronic air filter, Solar heating system, Fireplace & chimney, Wood-burning system, Washer, Dryer.

Explanations (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 & additional information:

- 1. Basement/Crawlspace: Has there been evidence of water? yes ____ no ____
If yes, please explain: _____
2. Insulation: Describe, if known: _____
Urea Formaldehyde foam insulation (UFFI) is installed? unknown ____ yes ____ no ____
3. Roof: Leaks? yes ____ no ____
Approximate age, if known: _____
4. Well: Type of well (depth/diameter, age, and repair history, if known): _____
Has the water been tested? yes ____ no ____
If yes, date of last report/results: _____
5. Septic tanks/drain fields: Condition, if known: _____
6. Heating system: Type/approximate age: _____
7. Plumbing system: Type: copper ____ galvanized ____ other ____
Any known problems? _____
8. Electrical system: Any known problems? _____
9. History of Infestation, if any: (termites, carpenter ants, etc.) _____

SELLER _____ SELLER _____ Date _____



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- 10. Environmental problems: Are you aware of any substances, materials, or products which 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.
11. Flood Insurance: Do you have flood insurance on the property?
12. Mineral Rights: Do you own the mineral rights?

Other items: Are you aware of any of the following:

- 1. Features of the property shared in common with 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?
2. Any encroachments, easements, zoning violations, or nonconforming uses?
3. 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?
4. Structural modification, alterations, or repairs made without necessary permits or licensed contractors?
5. Settling, flooding, drainage, structural, or grading problems?
6. Major damage to the property from fire, wind, floods, or landslides?
7. Any underground storage tanks?
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.?
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge?
10. Any outstanding municipal assessment fees?
11. Any pending litigation that could affect the property or the Seller's right to convey the property?

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: _____

The Seller has lived in the residence on the property from _____(date) to _____(date). The Seller has owned the property since _____(date). The Seller has indicated above condition of all 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 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 the 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.

BUYERS ARE 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 THAT INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS 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 _____ Date _____

Seller _____ Date _____

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date _____ Time _____

Buyer _____ Date _____ Time _____



**GREATER LANSING ASSOCIATION OF REALTORS®
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This addendum is a supplement to the attached Seller's Disclosure Statement which constitutes disclosure of the property in compliance with the Seller's Disclosure Act, effective as of January 8, 1994, and as amended July 1, 1996.

Property Address: _____

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 you do not know the facts, check UNKNOWN. If some items do not apply to your property, check N/A (Nonapplicable).

This information is a disclosure only and is not intended to be part of any contract between Buyer and Seller.

Property conditions, Improvements, and additional information:

	YES	NO	UNKNOWN	N/A
1. Is the property located within a regulated Historic area or district?	_____	_____	_____	_____
2. Is any part of the property located within a designated floodplain?	_____	_____	_____	_____
3. Is any part of the property located within a wetland?	_____	_____	_____	_____
4. Is the property in a permit or restricted parking area?	_____	_____	_____	_____
5. Are there any agricultural production or set-aside agreements?	_____	_____	_____	_____
6. Has the property been or is it now subject to any leases, encumbrances, Or reservations such as: gas, oil, minerals, fluoro or hydrocarbons, timber, crops, or other surface/subsurface rights?	_____	_____	_____	_____
7. Are there any deed restrictions or specific covenants which may govern this property that are over and above local zoning ordinances?	_____	_____	_____	_____
8. Are there any Homeowner or Association Fees?	_____	_____	_____	_____
a. Homeowner Association fee _____				
Name _____				
Contact _____				
9. Are there currently any red tags or zoning violations with the taxing authority/municipality? (List below)	_____	_____	_____	_____
10. Are there reserved items (List below):	_____	_____	_____	_____

If yes to any of 1-9 above, please explain:

11. Current Utility Providers:
- a. Gas/Propane _____
 - b. Water _____
 - c. Cable _____
 - d. Phone _____
 - e. Electric _____
 - f. Sewer _____
 - g. Internet _____

- Other Items:**
1. Water Heater: Approximate age, if known _____
 2. Has septic system been pumped: _____ if so, what date? _____
 3. Is Property currently registered or licensed as a rental? _____ Yes _____ No
 Note: Some taxing authorities require licensing or registration for rental property.
 If property is currently licensed or registered:
 What is the maximum occupancy limit? _____
 What is the maximum parking limit? _____
 4. Current Taxing Status of property:
 100% Homestead _____ NonHomestead _____ or partial _____ What percent? _____

Initials of Seller (s) _____ Date _____ Initials of the Buyer (s) _____ Date _____



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Seller discloses that the approximate gross living area above grade within the property is computed at _____ square feet and was determined by:

Foundation measurement _____ Assessor record _____ Appraiser record _____
Builder plans _____ No determination is made _____

_____ Seller authorizes such square footage to be used by REALTOR® for Public information purposes.

Additional Pertinent information:

Seller certifies that the information in this Statement is true and correct to the best of the Seller's Knowledge as of this date. 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 _____ Date _____

Seller _____ Date _____

Buyer has read and acknowledges receipt of this addendum.

Buyer _____ Date _____

Buyer _____ Date _____

Seller reaffirms as of _____ (the date of closing) that all disclosures made in this Addendum or in the Seller's Disclosure Statement, or subsequently in writing, remain true and in effect, EXCEPT:

Seller _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Disclaimer: This form is provided by the Greater Lansing Association of REALTORS® solely for the use of its Members. Those who use this form are expected to review both the form and the details of the particular transaction to ensure that each section is appropriate for the transaction. The Greater Lansing Association of REALTORS® is not responsible for use or misuse of the form, for misrepresentation, or for warranties made in connection with the form.