SELLER DISCLOSURE ACT (EXCERPT) Act 92 of 1993

565.957 Disclosure: form.

Sec. 7. (1) The disclosures required by this act shall be made on the following form:

		ELLER'S	DISCLOSURE	STATEME	NT	
Property Ad	ddress:					
				Street		
						Michigan
			City, Villag	ge, or To	ownship	3

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 A 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 below are included in the sale of the property only if the purchase agreement so provides):

	Yes	No	Unknown	Not Available
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				
Washer				
Dryer				

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	n sprinkler system			
	er heater			
	mbing system			
Wat				
	softener/conditioner			
	1 & pump			
	tic tank & drain			
	field			
	p pump			
	y Water System			
	y Sewer System			
	tral air			
	conditioning			
	tral heating system			
	l furnace			
	idifier			
	ctronic air filter			
	ar heating system			
	eplace & chimney			
	d burning system			
Exp	lanations (attach add	litional sheets if	necessary):	
				
				
				
	ESS OTHERWISE AGREED,			
WOR	KING ORDER EXCEPT AS	NOTED, WITHOUT WA	ARRANTY BEYOND I	DATE OF
CLO	SING.			
Pro	perty conditions, imp	rovements & addit	cional informati	on:
1.	Basement/crawl space	: Has there been	evidence of wat	er?
			yes_	no
	If yes, please expla	iin:		
2.	Insulation: Describe	e, if known		
	Urea Formaldehyde Fo	am Insulation (UF	FFI) is installe	ed?
		ur	nknown yes_	no
3.	Roof: Leaks?			
	Approximate age if k	nown		no
4.	Approximate age if k Well: Type of well (nown depth/diameter, a		no
4.	Well: Type of well (nown depth/diameter, a		no
4.	<pre>Well: Type of well (if known):</pre>	depth/diameter, a	age, and repain	no
4.	<pre>Well: Type of well (if known): Has the water been t</pre>	depth/diameter, a	age, and repain	no
	<pre>Well: Type of well (if known): Has the water been t If yes, date of last</pre>	depth/diameter, a ested? report/results:	age, and repain	no
 4. 5. 	<pre>Well: Type of well (if known): Has the water been t</pre>	depth/diameter, a ested? report/results:	age, and repain	no
5.	<pre>Well: Type of well (if known): Has the water been t If yes, date of last Septic tanks/drain f</pre>	depth/diameter, a cested? report/results: ields: Condition,	yesif known:	no
5. 6.	Well: Type of well (if known): Has the water been t If yes, date of last Septic tanks/drain f Heating System: Type	depth/diameter, a dested? report/results: de/approximate age:	yesif known:	no r history, no
5.	Well: Type of well (if known): Has the water been t If yes, date of last Septic tanks/drain f Heating System: Type Plumbing system: Type	depth/diameter, a dested? report/results: de/approximate age:	yesif known:	no r history, no
5. 6. 7.	Well: Type of well (if known): Has the water been t If yes, date of last Septic tanks/drain f Heating System: Type Plumbing system: Type Any known problems?	depth/diameter, a dested? creport/results: fields: Condition, e/approximate age: be: copper gal	yesif known:	no r history, no
5. 6.	Well: Type of well (if known): Has the water been t If yes, date of last Septic tanks/drain f Heating System: Type Plumbing system: Type	depth/diameter, a dested? creport/results: fields: Condition, e/approximate age: be: copper gal	yesif known:	no r history, no
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5. 6. 7. 8.	Well: Type of well (if known): Has the water been t If yes, date of last Septic tanks/drain f Heating System: Type Plumbing system: Type Any known problems? Electrical system: F History of infestati etc.) Environmental Proble	depth/diameter, a dested? report/results: delds: Condition, e/approximate age: de: copper gal any known problems con, if any: (term	yes if known: vanized others; nites, carpenters	no r history, no er er ants, nces,
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5. 6. 7. 8.	Well: Type of well (if known): Has the water been t If yes, date of last Septic tanks/drain f Heating System: Type Plumbing system: Type Any known problems? Electrical system: A History of infestati etc.) Environmental Proble materials, or product such as, but not lime	depth/diameter, a dested? report/results: delds: Condition, e/approximate age: de: copper gall any known problems con, if any: (term ems: Are you aware ts that may be and and to, asbestos	yes if known: vanized others; contains any substant environmental s, radon gas,	no r history, no er ants, nces, hazard
5. 6. 7. 8.	Well: Type of well (if known): Has the water been to the service tanks/drain for tanks/drain for tanks the service tanks/drain for tanks	depth/diameter, a dested? report/results: delds: Condition, e/approximate age: de: copper gall any known problems con, if any: (term ems: Are you aware ts that may be and a state to, asbestos based paint, fuel	yesif known:	no r history, no er ants, nces, hazard
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5. 6. 7. 8. 9.	Well: Type of well (if known): Has the water been t If yes, date of last Septic tanks/drain f Heating System: Type Plumbing system: Type Plumbing system: Type Any known problems? Electrical system: A History of infestati etc.) Environmental Proble materials, or product such as, but not lim formaldehyde, lead-b tanks and contaminat If yes, please explain	depth/diameter, a dested? report/results: delds: Condition, e/approximate age: de: copper gall any known problems con, if any: (term dest that may be are all the total as a second paint, fuel and the properties.	yesif known:	no r history, no er er ants, nces, hazard orage
5. 6. 7. 8. 9.	Well: Type of well (if known): Has the water been to the septic tanks/drain for tanks/drain for tanks septic tanks/drain for tanks septic tanks/drain for tanks system: Type septic tanks system: Type septic tanks system: Any known problems? Electrical system: Type shows any known problems? Electrical system: Description of the system of the	depth/diameter, a dested? report/results: delds: Condition, e/approximate age: de: copper gall any known problems con, if any: (term dest that may be are all the total as a second paint, fuel and the properties.	yes	r history, no er er ants, nces, hazard orage
5. 6. 7. 8. 9.	Well: Type of well (if known): Has the water been t If yes, date of last Septic tanks/drain f Heating System: Type Plumbing system: Type Plumbing system: Type Any known problems? Electrical system: A History of infestati etc.) Environmental Proble materials, or product such as, but not lim formaldehyde, lead-b tanks and contaminat If yes, please explain	depth/diameter, a dested? report/results: delds: Condition, e/approximate age: de: copper gall any known problems con, if any: (term dest that may be are all the total as a second paint, fuel and the properties.	yesif known:	r history, no er er ants, nces, hazard orage
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12.	Mineral rights: Do you own the mineral rights?	
	unknown yes no	
Othe	er Items: Are you aware of any of the following:	
1.	Features of the property shared in common with the adjoining	g
	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	
2.	Any encroachments, easements, zoning violations, or	
	nonconforming uses? unknown yes no	
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	
4.	Structural modifications, alterations, or repairs made	
	without necessary permits or licensed contractors?	
	unknown yes no	
5.	Settling, flooding, drainage, structural, or grading	
	problems? unknown yes no	
6.	Major damage to the property from fire, wind, floods, or	
	landslides? unknown yes no	
7.		
8.	Farm or farm operation in the vicinity; or proximity	
	to a landfill, airport, shooting range, etc.?	
	unknown yes no	
9.	Any outstanding utility assessments or fees, including	
	any natural gas main extension surcharge?	
	unknown yes no	
10.	Any outstanding municipal assessments or fees?	
11.	Any pending litigation that could affect the property	
	or the seller's right to convey the property?	
	unknown yes no	
	the answer to any of these questions is yes, please explain.	
Atta	ach additional sheets, if necessary:	
The	seller has lived in the residence on the property from	
1	(date) to (date). The selle	r
	owned the property since (date). The	
	ler has indicated above the condition of all the items based	
	information known to the seller. If any changes occur in the	
	uctural/mechanical/appliance systems of this property from t	
	e of this form to the date of closing, seller will immediate	
	close the changes to buyer. In no event shall the parties ho	
	broker liable for any representations not directly made by	tne
	ker or broker's agent.	
	ler certifies that the information in this statement is true	
	correct to the best of seller's knowledge as of the date of	
	ler's signature.	
	JYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS	
	F THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION	
	F THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR	
	IR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY	
	VIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS	
	NCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND	
	ACTERIA.	
	JYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED	
PU	URSUANT 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_				Da	te_			
Seller_				Da	te_			
Buyer ha	as read	and	acknowledges	receipt	of	this	statement.	
Buyer			Date			Time	e:	
Buver			Date			Time	:	

(2) A form described in subsection (1) printed before January 1, 2006 that was in compliance with this section at that time may be utilized and shall be considered in compliance with this section until April 1, 2006.

History: 1993, Act 92, Eff. Jan. 10, 1994;—Am. 1995, Act 106, Eff. Jan. 1, 1996;—Am. 1996, Act 92, Imd. Eff. Feb. 27, 1996;—Am. 2000, Act 12, Imd. Eff. Mar. 8, 2000;—Am. 2000, Act 13, Imd. Eff. Mar. 8, 2000;—Am. 2003, Act 130, Eff. Jan. 1, 2004;—Am. 2005, Act 163, Eff. Jan. 1, 2006.

Courtesy of www.legislature.mi.gov