



Sellers Disclosure Statement

Property Address _____

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 substitution 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 listed 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	_____	_____	_____	_____
Electric System	_____	_____	_____	_____
Garage Door Opener & Remote	_____	_____	_____	_____

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.

	Yes	No	Unknown	Not Available
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? Unknow___ 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 know problems? _____

8. Electrical system: Any know problems? _____

9. History of Infestation, if any: (termites, carpenter ants, etc.) if known: _____

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 property.

Unknow___ Yes___ No___

If yes, please explain: _____

11. Flood Insurance: Do you have flood insurance on the property? Unknow___ Yes___ No___

12. Mineral Rights: Do you own the mineral rights? Unknow___ Yes___ No___

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

1. Features of 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? Unknow___ Yes___ No___

2. Any encroachments, easements, zoning violations, or nonconforming uses? Unknow___ 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 property? Unknow___ Yes___ No___

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

The Seller has owned the property since _____(date).

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.

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

Seller / Date: _____

Buyer / Date: