



1 Unless otherwise advised, the seller does not possess any  
2 expertise in construction, architecture, engineering, or any  
3 other specific area related to the construction or condition of  
4 the improvements on the property or the land. Also, unless  
5 otherwise advised, the seller has not conducted any inspection of  
6 generally inaccessible areas such as the foundation or roof.  
7 This statement is not a warranty of any kind by the seller or by  
8 any agent representing the seller in this transaction, and is not  
9 a substitute for any inspections or warranties the buyer may wish  
10 to obtain.

11 **Seller's Disclosure:** The seller discloses the following  
12 information with the knowledge that even though this is not a  
13 warranty, the seller specifically makes the following  
14 representations based on the seller's knowledge at the signing of  
15 this document. Upon receiving this statement from the seller,  
16 the seller's agent is required to provide a copy to the buyer or  
17 the agent of the buyer. The seller authorizes its agent(s) to  
18 provide a copy of this statement to any prospective buyer in  
19 connection with any actual or anticipated sale of property. The  
20 following are representations made solely by the seller and are  
21 not the representations of the seller's agent(s), if any. **This**  
22 **information is a disclosure only and is not intended to be a part**  
23 **of any contract between buyer and seller.**

24 **Instructions to the Seller:** (1) Answer ALL questions. (2) Report  
25 known conditions affecting the property. (3) Attach additional  
26 pages with your signature if additional space is required. (4)  
27 Complete this form yourself. (5) If some items do not apply to

1 your property, check NOT AVAILABLE. If you do not know the  
 2 facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A  
 3 SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE  
 4 AN OTHERWISE BINDING PURCHASE AGREEMENT.

5 **Appliances/Systems/Services:** The items below are in working order  
 6 (the items below are included in the sale of the property only if  
 7 the purchase agreement so provides):

8	Yes	No	Unknown	Not
9				Avail-
10				able
11 Range/Oven	_____	_____	_____	_____
12 Dishwasher	_____	_____	_____	_____
13 Refrigerator	_____	_____	_____	_____
14 Hood/fan	_____	_____	_____	_____
15 Disposal	_____	_____	_____	_____
16 TV antenna, TV rotor & controls	_____	_____	_____	_____
17 Electrical system	_____	_____	_____	_____
18 Garage door opener & remote control	_____	_____	_____	_____

1 Alarm system	_____	_____	_____	_____
2 Intercom	_____	_____	_____	_____
3 Central vacuum	_____	_____	_____	_____
4 Attic fan	_____	_____	_____	_____
5 Pool heater, wall liner & equipment	_____	_____	_____	_____
6 Microwave	_____	_____	_____	_____
7 Trash compactor	_____	_____	_____	_____
8 Ceiling fan	_____	_____	_____	_____
9 Sauna/hot tub	_____	_____	_____	_____
10 Washer	_____	_____	_____	_____
11 Dryer	_____	_____	_____	_____
12 Lawn sprinkler system	_____	_____	_____	_____
13 Water heater	_____	_____	_____	_____
14 Plumbing system	_____	_____	_____	_____

- 1 Water softener/conditioner \_\_\_\_\_
- 2 Well & pump \_\_\_\_\_
- 3 Septic tank & drain field \_\_\_\_\_
- 4 Sump pump \_\_\_\_\_
- 5 City Water System \_\_\_\_\_
- 6 City Sewer System \_\_\_\_\_
- 7 Central air conditioning \_\_\_\_\_
- 8 Central heating system \_\_\_\_\_
- 9 Wall furnace \_\_\_\_\_
- 10 Humidifier \_\_\_\_\_
- 11 Electronic air filter \_\_\_\_\_
- 12 Solar heating system \_\_\_\_\_
- 13 Fireplace & chimney \_\_\_\_\_
- 14 Wood burning system \_\_\_\_\_
- 15 Explanations (attach additional sheets if necessary):

1 \_\_\_\_\_  
 2 \_\_\_\_\_  
 3 \_\_\_\_\_  
 4 \_\_\_\_\_  
 5 \_\_\_\_\_

6 UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN  
 7 WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF  
 8 CLOSING.

9 **Property conditions, improvements & additional information:**

10 **1. Basement/crawl space:** Has there been evidence of water?  
 11 \_\_\_\_\_  
 11 \_\_\_\_\_ yes \_\_\_ no \_\_\_

12 If yes, please explain: \_\_\_\_\_

13 **2. Insulation:** Describe, if known \_\_\_\_\_

14 Urea Formaldehyde Foam Insulation (UFFI) is installed?  
 15 \_\_\_\_\_  
 15 \_\_\_\_\_ unknown \_\_\_ yes \_\_\_ no \_\_\_

16 **3. Roof:** Leaks? \_\_\_\_\_ yes \_ no \_\_\_

17 Approximate age if known \_\_\_\_\_

18 **4. Well:** Type of well (depth/diameter, age, and repair history,  
 19 if known): \_\_\_\_\_

20 Has the water been tested? \_\_\_\_\_ yes \_\_\_ no \_\_\_

21 If yes, date of last report/results: \_\_\_\_\_

22 **5. Septic tanks/drain fields:** Condition, if known: \_\_\_\_\_

1 \_\_\_\_\_

2 **6. Heating System:** Type/approximate age:\_\_\_\_\_

3 **7. Plumbing system:** Type: copper\_\_ galvanized\_\_ other\_\_

4 Any known problems?\_\_\_\_\_

5 **8. Electrical system:** Any known problems?\_\_\_\_\_

6 \_\_\_\_\_

7 **9. History of infestation, if any:** (termites, carpenter ants,  
8 etc.)\_\_\_\_\_

9 **10. Environmental Problems:** Are you aware of any substances,  
10 materials, or products that may be an environmental hazard  
11 such as, but not limited to, asbestos, radon gas,  
12 formaldehyde, lead-based paint, fuel or chemical storage  
13 tanks and contaminated soil on the property.

14 unknown \_\_ yes \_\_ no \_\_

15 If yes, please explain:\_\_\_\_\_

16 \_\_\_\_\_

17 **11. Flood insurance:** Do you have flood insurance on the

1 property?

2 unknown \_\_ yes \_\_ no \_\_

3 **12. Mineral rights:** Do you own the mineral rights?

4 unknown \_\_ yes \_\_ no \_\_

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

6 1. Features of the property shared in common with the adjoining  
7 landowners, such as walls, fences, roads and driveways, or other  
8 features whose use or responsibility for maintenance may have an  
9 effect on the property?

10 unknown \_\_ yes \_\_ no \_\_

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

13 unknown \_\_ yes \_\_ no \_\_

14 3. Any "common areas" (facilities like pools, tennis courts,  
15 walkways, or other areas co-owned with others), or a homeowners'  
16 association that has any authority over the property?

17 unknown \_\_ yes \_\_ no \_\_

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

20 unknown \_\_ yes \_\_ no \_\_

21 5. Settling, flooding, drainage, structural, or grading  
22 problems?

23 unknown \_\_ yes \_\_ no \_\_

24 6. Major damage to the property from fire, wind, floods, or  
25 landslides?

26 unknown \_\_ yes \_\_ no \_\_

27 7. Any underground storage tanks?

1 unknown \_\_ yes \_\_ no \_\_

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

4 unknown \_\_ yes \_\_ no \_\_

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

7 unknown \_\_ yes \_\_ no \_\_

8 10. Any outstanding municipal assessments or fees?

9 unknown \_\_ yes \_\_ no \_\_

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

12 unknown \_\_ yes \_\_ no \_\_

13 If the answer to any of these questions is yes, please explain.

14 Attach additional sheets, if necessary:\_\_\_\_\_

15 \_\_\_\_\_

16 \_\_\_\_\_

17 \_\_\_\_\_

18 \_\_\_\_\_

19 The seller has lived in the residence on the property from

20 \_\_\_\_\_ (date) to \_\_\_\_\_ (date). The seller has owned

21 the property since \_\_\_\_\_ (date). The seller has indicated

22 above the condition of all the items based on information known

23 to the seller. If any changes occur in the

24 structural/mechanical/appliance systems of this property from the

25 date of this form to the date of closing, seller will immediately

26 disclose the changes to buyer. In no event shall the parties

27 hold the broker liable for any representations not directly made

1 by the broker or broker's agent.

2 Seller certifies that the information in this statement is true  
3 and correct to the best of seller's knowledge as of the date of  
4 seller's signature.

5 BUYER SHOULD OBTAIN PROFESSIONAL  
6 ADVICE AND INSPECTIONS OF THE  
7 PROPERTY TO MORE FULLY DETERMINE THE  
8 CONDITION OF THE PROPERTY.

9 BUYERS ARE ADVISED THAT CERTAIN  
10 INFORMATION COMPILED PURSUANT TO THE  
11 SEX OFFENDERS REGISTRATION ACT, 1994  
12 PA 295, MCL 28.721 TO 28.732, IS  
13 AVAILABLE TO THE PUBLIC. BUYERS  
14 SEEKING THAT INFORMATION SHOULD  
15 CONTACT THE APPROPRIATE LOCAL LAW  
16 ENFORCEMENT AGENCY OR SHERIFF'S  
17 DEPARTMENT DIRECTLY.

18 BUYER IS ADVISED THAT THE STATE  
19 EQUALIZED VALUE OF THE PROPERTY,  
20 ~~HOMESTEAD~~ **PRINCIPAL RESIDENCE**  
21 EXEMPTION INFORMATION, AND OTHER  
22 REAL PROPERTY TAX INFORMATION IS  
23 AVAILABLE FROM THE APPROPRIATE LOCAL  
24 ASSESSOR'S OFFICE. BUYER SHOULD NOT  
25 ASSUME THAT BUYER'S FUTURE TAX BILLS

1 ON THE PROPERTY WILL BE THE SAME AS  
 2 THE SELLER'S PRESENT TAX BILLS.  
 3 UNDER MICHIGAN LAW, REAL PROPERTY  
 4 TAX OBLIGATIONS CAN CHANGE  
 5 SIGNIFICANTLY WHEN PROPERTY IS  
 6 TRANSFERRED.

7 Seller \_\_\_\_\_ Date \_\_\_\_\_

8 Seller \_\_\_\_\_ Date \_\_\_\_\_

9 Buyer has read and acknowledges receipt of this statement.

10 Buyer \_\_\_\_\_ Date \_\_\_\_\_ Time: \_\_\_\_\_

11 Buyer \_\_\_\_\_ Date \_\_\_\_\_ Time: \_\_\_\_\_

12 (2) A form described in subsection (1) printed before ~~the~~  
 13 ~~effective date of the 2000 amendatory act that amended this~~  
 14 ~~subsection~~ **March 8, 2000** that was in compliance with this  
 15 section at that time may be utilized and shall be considered in  
 16 compliance with this section until ~~90 days after the effective~~  
 17 ~~date of the 2000 amendatory act that amended this subsection~~  
 18 **June 6, 2000.**

19 Enacting section 1. This amendatory act does not take  
 20 effect unless Senate Bill No. \_\_\_\_ or House Bill No. 4189  
 21 (request no. 01070'03) of the 92nd Legislature is enacted into  
 22 law.