



GREATER LANSING ASSOCIATION OF REALTORS®  
SELLER'S DISCLOSURE STATEMENT



Property Address:

302 State

Street

Eaton Rapids

MICHIGAN 48827

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.)

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

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:

- Basement/Crawlspace:** Has there been evidence of water? Spring yes X no       
If yes, please explain: Spring
- Insulation:** Describe, if known: New Cellulose 2006  
Urea Formaldehyde foam insulation (UFFI) is installed? unknown      yes      no X
- Roof:** Leaks? 2004 yes      no X  
Approximate age, if known: 2004
- Well:** Type of well (depth/diameter, age, and repair history, if known): NA  
Has the water been tested? NA yes      no       
If yes, date of last report/results: NA
- Septic tanks/drain fields:** Condition, if known: NA
- Heating system:** Type/approximate age: unknown
- Plumbing system:** Type: copper X galvanized      other X PVC  
Any known problems? no
- Electrical system:** Any known problems? no
- History of Infestation,** if any: (termites, carpenter ants, etc.)

SELLER Brian [Signature]

SELLER Jessie Fortner [Signature] Date 5/5/08



Greater Lansing Association of REALTORS®
Seller's Disclosure Statement Addendum



903 N Capitol Ave Lansing, Mi

Address

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSORS 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 OBLIGATIONS CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

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:

Japanese Maple in back yard is reserved

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 [Signature] Date 5/5/08
Seller [Signature] Date 5/5/08

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.

