

SELLER'S DISCLOSURE STATEMENT

Property Address: _____
 _____ Street _____ City, Village, Township _____ State _____
 Seller has lived in the residence on the property from _____ to _____
 Seller has owned the property since _____.

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, 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. The Seller is 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. 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(s): (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 provides.)

| | Yes | No | Unknown | Not Available | | Yes | No | Unknown | Not Available |
|--------------------------------------|-----|----|---------|---------------|----------------------------|-----|----|---------|---------------|
| Range/Oven | | | | | Lawn Sprinkler | | | | |
| Dishwasher | | | | | Water Heater | | | | |
| Refrigerator | | | | | Plumbing System | | | | |
| Hood/Fan | | | | | Well & Pump | | | | |
| TV Antenna, TV Rotor & Controls | | | | | Water Softener/Conditioner | | | | |
| Electrical System | | | | | Sump Pump | | | | |
| Garage Door Opener & Remote Control | | | | | Septic Tank & Drain Field | | | | |
| Alarm System | | | | | City Water System | | | | |
| Intercom | | | | | City Sewer System | | | | |
| Central Vacuum | | | | | Wall Furnace | | | | |
| Attic Fan | | | | | Humidifier | | | | |
| Pool heater, Wall Liner, & Equipment | | | | | Central Air Conditioning | | | | |
| Central Heating System | | | | | Solar Heating System | | | | |
| Microwave | | | | | Electronic Air Filter | | | | |
| Trash Compactor | | | | | Fireplace & Chimney | | | | |
| Ceiling Fan | | | | | Wood Burning System | | | | |
| Sauna/Hot Tub | | | | | Washer | | | | |
| Dryer | | | | | | | | | |

Explanations (attach additional sheets if necessary): _____

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

A conscientious effort has been made as to the accuracy of this material. Neither the author, nor the publisher, will assume any liabilities for its use.

Property Conditions, Improvements, and Additional Information:

1. Basement/Crawl Space: Has there been evidence of water? Yes No Unknown
If yes, explain: _____
2. Insulation: Urea Formaldehyde Foam Insulation (UFFI) is installed? Yes No Unknown
In exterior walls? Yes No Unknown
In ceiling/attic? Yes No Unknown
In other areas? Yes No Unknown
3. Roof: Any leaks? Yes No Unknown
Any existing fire retardant treated (FRT) plywood? Yes No Unknown
Approximate age, if known: _____
4. Well: Type of Well (depth/diameter, age, repair history, if known): _____
Has the water been tested? Yes No Unknown
If yes, date of last report and results: _____
5. Septic Tanks/Drain Fields: Is the system functioning properly? Yes No Unknown
If no, explain: _____
If septic, when was the system last pumped? _____
6. Heating System: Is heat supplied to all furnished rooms? Yes No Unknown
Type: _____ Approximate Age: _____
7. Plumbing System: Is the system in working condition? Yes No Unknown
Type: Copper Galvanized Other _____
8. Electrical Systems: Does the system meet existing code requirements? Yes No Unknown
Any known problems: _____
9. Infestation: Any current infestations or existing damage? Yes No Unknown
10. Environment problems: Are there any substances, materials, or products that may be an environmental hazard (including, but not limited to, asbestos, radon gas, lead-based paint, underground storage tanks for fuel or chemicals, formaldehyde) on or affecting the property? Yes No Unknown
If yes, please explain: _____
11. Flood Insurance: Do you have flood insurance on the property? Yes No Unknown
12. Mineral Rights: Do you own the mineral rights of the property? Yes No Unknown

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

1. Features of the property shared in common with the adjoining landowners (walls, fences, roads, driveways, etc.) whose use or responsibility for maintenance may have an effect on the property? Yes No Unknown
2. Any encroachments, easements, zoning violations, or nonconforming uses? Yes No Unknown
3. Any "common areas" (pools, tennis courts, walkways, or other areas co-owned with others), or a homeowners' association that has any authority over the property? Yes No Unknown
4. Structural modifications, alterations, or repairs made without necessary permits? Yes No Unknown
5. Settling, flooding, drainage, structural, or grading problems? Yes No Unknown
6. Major damage to the property from fire, wind, floods, or landslides? Yes No Unknown
7. Farm or farm operation in the vicinity, or proximity to a landfill, airport, etc.? Yes No Unknown
8. Any outstanding utility assessments or fees? Yes No Unknown
9. Any outstanding municipal assessments or fees? Yes No Unknown
10. Any pending litigation that could affect the property or selling of the property? Yes No Unknown

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

The Seller has indicated the condition of all the 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 the Buyer.

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