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

SELLER'S DISCLOSURE STATEMENT

Property Address: __________________________ Street
________________________ Michigan
________________________ City, Village, or 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 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):

<table>
<thead>
<tr>
<th>Item</th>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
<th>Not Available</th>
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<tbody>
<tr>
<td>Range/Oven</td>
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<td>Dishwasher</td>
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<td>Refrigerator</td>
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<td>Hood/fan</td>
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<td>Disposal</td>
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<td>TV antenna, TV rotor &amp; controls</td>
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<td>Electrical system</td>
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<td>Garage door opener &amp; remote control</td>
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<td>Alarm system</td>
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<td>Intercom</td>
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<td>Central vacuum</td>
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<td>Attic fan</td>
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<td>Pool heater, wall liner &amp; equipment</td>
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<td>Microwave</td>
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<td>Trash compactor</td>
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<td>Ceiling fan</td>
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<td>Sauna/hot tub</td>
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<tr>
<td>Washer</td>
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</tbody>
</table>
Dryer
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

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/crawl space: Has there been evidence of water?

   If yes, please explain: ______________________________________________________

2. Insulation: Describe, if known ______________________________

   Urea Formaldehyde Foam Insulation (UFFI) is installed?

   unknown____ yes____ no____

3. Roof: Leaks?

   Approximate age if known ______________________________

4. Well: Type of well (depth/diameter, age, and repair history, if known):

   Has the water been tested?

   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 known problems? __________________________________

8. Electrical system: Any known problems? ______________________________

9. History of infestation, if any: (termites, carpenter ants, etc.)

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 the property.

   If yes, please explain:

11. Flood insurance: Do you have flood insurance on the property?

   unknown____ yes____ no____

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

   unknown____ yes____ no____

Other Items: Are you aware of any of the following:
1. Features of the 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?  
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 property?  
unknown____  yes____  no____

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. Any underground storage tanks?  
unknown____  yes____  no____

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?  
unknown____  yes____  no____

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

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

The seller has lived in the residence on the property from _________________ (date) to _________________ (date). The seller has owned the property since _________________ (date). The seller has indicated above 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 buyer. In no event shall the parties hold the broker liable for any representations not directly made by the broker or broker's agent.

Seller_________________________  Date_________________________

The 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.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA. BUYERS SEEKING THAT INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

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_________________________  Date_________________________

Buyer_________________________  Date_________________________  Time:_______________

Buyer has read and acknowledges receipt of this statement.
(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.