

# Seller's Disclosure Statement

Property Address: 6837 E. Jefferson Rd Breckonridge MT Michigan  
Street City, Village, Township

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

- Features of the property shared in common with adjoining landowners such as walls, fences, roads, driveways or other features whose use or responsibility for maintenance may have an effect on the property?
- Any encroachments, easements, zoning violations or nonconforming uses?
- 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?
- Structural modifications, alterations or repairs made without necessary permits or licensed contractors?
- Settling, flooding, drainage, structural or grading problems?
- Major damage to the property from fire, wind, floods or landslides?
- Any underground storage tanks?
- Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.?
- Any outstanding utility assessments or fees, including any natural gas main extension surcharge?
- Any outstanding municipal assessments or fees?
- Any pending litigation that could affect the property or the Seller's right to convey the property?

unknown	yes	no	<input checked="" type="checkbox"/>
unknown	yes	no	<input checked="" type="checkbox"/>
unknown	yes	no	<input checked="" type="checkbox"/>
unknown	yes	no	<input checked="" type="checkbox"/>
unknown	yes	no	<input checked="" type="checkbox"/>
unknown	yes	no	<input checked="" type="checkbox"/>
unknown	yes	no	<input checked="" type="checkbox"/>
unknown	yes	no	<input checked="" type="checkbox"/>
unknown	yes	no	<input checked="" type="checkbox"/>
unknown	yes	no	<input checked="" type="checkbox"/>
unknown	yes	no	<input checked="" type="checkbox"/>

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 1995 (date) to 2009 (date).

The Seller has owned the property since 1994 (date).

The Seller has indicated above the condition of all 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 certifies that the information in this statement is true and correct to the best of the 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 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.

BUYER IS ALSO ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, HOMESTEAD EXEMPTION INFORMATION AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S 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 TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller [Signature]  
 Seller [Signature]

Date 3-1-23  
 Date 3-1-23

Buyer has read and acknowledges receipt of this statement.

Buyer _____	Date _____	Time _____
Buyer _____	Date _____	Time _____

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