

SELLER'S DISCLOSURE EXEMPTIONS STATEMENT

Property Address: 6146 E Longview Dr East Lansing MI 48823, Michigan
Street City/Township/Village Zip

APPLICABILITY OF SELLER'S DISCLOSURE REQUIREMENTS: The seller's disclosure requirements apply to the transfer of any interest in real estate consisting of not less than 1 or more than 4 residential dwelling units, whether by sale, exchange, installment land contract, lease with an option to purchase, or ground lease coupled with proposed improvements by the purchaser or tenant, or a transfer of stock or an interest in a residential cooperative.

SELLER'S DISCLOSURE REQUIREMENTS; EXCEPTIONS: The seller's disclosure requirements do not apply to any of the following situations below. **Sellers must initial the appropriate exception that applies to their situation and sign this form at the bottom. If exceptions a) through i) DO NOT apply to the Seller's property, then Seller must complete the Seller's Disclosure Statement to comply with the Michigan Seller Disclosure Act, Act 92 of 1993 (MCL565.953).**

- a) Transfers pursuant to court order, including, but not limited to, transfers ordered by a probate court in administration of an estate, transfers pursuant to a writ of execution, transfers by any foreclosure sale, transfers by a trustee in bankruptcy, transfers by eminent domain, and transfers resulting from a decree for specific performance.
- b) Transfers to a mortgagee by a mortgagor or successor in interest who is in default, or transfers to beneficiary of a deed of trust by a trustor or successor in interest who is in default.
- c) Transfers by a sale under a power of sale or any foreclosure sale under a decree of foreclosure after default in an obligation secured by a mortgage or deed of trust or secured by any other instrument containing a power of sale, or transfers by a mortgagee or a beneficiary under a deed of trust who has acquired the real property at a sale conducted pursuant to a power of sale under a mortgage or deed of trust or a sale pursuant to a decree of foreclosure or has acquired the real property by a deed in lieu of foreclosure.
- d) Transfers by a non-occupant fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust.
- e) Transfers from 1 co-tenant to 1 or more other co-tenants.
- f) Transfers made to a spouse, parent, grandparent, child, or grandchild.
- g) Transfers between spouses resulting from a judgment of divorce or a judgement of separate maintenance or from a property settlement agreement incidental to such a judgment.
- h) Transfers or exchanges to or from any governmental entity.
- i) Transfers made by a person licensed under article 24 of Act No. 299 of the Public Acts of 1980, being sections 339.2401 to 399.2412 of the Michigan Compiled Laws, of newly constructed residential property that has not been inhabited.

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.

Seller's Signature and Date:  3.10.26

Seller's Printed Name: Michael O'Leary

Seller's Signature and Date: _____
Seller's Printed Name: _____

SELLER'S DISCLOSURE STATEMENT

Property Address: 6146 E Longview Dr, East Lansing MI 48823 Michigan
Street City, Village, Township

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller's 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 listed below are included in the sale of the property only if the purchase agreement so provides.)

	Yes	No	Unknown	Not Available
Range/Oven	<input checked="" type="checkbox"/>			
Dishwasher	<input checked="" type="checkbox"/>			
Refrigerator				
TV antenna, TV rotor & controls		<input checked="" type="checkbox"/>		
Hood/fan		<input checked="" type="checkbox"/>		
Disposal	<input checked="" type="checkbox"/>			
Garage door opener & remote control	<input checked="" type="checkbox"/>			
Electrical system	<input checked="" type="checkbox"/>			
Alarm system		<input checked="" type="checkbox"/>		
Intercom		<input checked="" type="checkbox"/>		
Central vacuum		<input checked="" type="checkbox"/>		
Attic fan		<input checked="" type="checkbox"/>		
Microwave	<input checked="" type="checkbox"/>			
Trash compactor		<input checked="" type="checkbox"/>		
Ceiling fan	<input checked="" type="checkbox"/>			
Sauna/hot tub		<input checked="" type="checkbox"/>		
Pool heater, wall liner & equipment		<input checked="" type="checkbox"/>		
Washer	<input checked="" type="checkbox"/>			

	Yes	No	Unknown	Not Available
Lawn sprinkler system	<input checked="" type="checkbox"/>			
Water heater	<input checked="" type="checkbox"/>			
Plumbing system	<input checked="" type="checkbox"/>			
Water softener/conditioner				<input checked="" type="checkbox"/>
Well & pump				<input checked="" type="checkbox"/>
Sump pump	<input checked="" type="checkbox"/>			
Septic tank & drain field				
City water system	<input checked="" type="checkbox"/>			
City sewer system	<input checked="" type="checkbox"/>			
Central air conditioning	<input checked="" type="checkbox"/>			
Central heating system	<input checked="" type="checkbox"/>			
Wall Furnace				
Humidifier				
Electronic air filter				
Solar heating system				
Fireplace & chimney	<input checked="" type="checkbox"/>			
Wood burning system		<input checked="" type="checkbox"/>		
Dryer	<input checked="" type="checkbox"/>			

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/Crawl Space:** Has there been evidence of water? yes _____ no
If yes, please explain: _____
- Insulation:** Describe, if known: _____
Urea Formaldehyde foam insulation (UFFI) is installed? unknown yes _____ no _____
- Roof:** Leaks? yes _____ no
Approximate age, if known: _____
- Well:** Type of well (depth/diameter, age and repair history, if known): NA
Has the water been tested? yes _____ no
If yes, date of last report/results: _____
- Septic tanks / drain fields:** Condition, if known: NA
- Heating system:** Type/approximate age: 2018
- Plumbing system:** Type: copper _____ galvanized _____ other _____
Any known problems? NO
- Electrical system:** Any known problems? NO
- History of infestation:** if any: (termites, carpenter ants, etc.) NO
- 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. unknown _____ yes _____ no
If yes, please explain: _____
- Flood insurance:** Do you have flood insurance on the property? unknown _____ yes _____ no _____
- Mineral Rights:** Do you own the mineral rights? unknown yes _____ no _____

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

- | | | | |
|--|---------------|-----------|--|
| 1. 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? | unknown _____ | yes _____ | no <input checked="" type="checkbox"/> |
| 2. Any encroachments, easements, zoning violations or nonconforming uses? | unknown _____ | yes _____ | no <input checked="" type="checkbox"/> |
| 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 <input checked="" type="checkbox"/> |
| 4. Structural modifications, alterations or repairs made without necessary permits or licensed contractors? | unknown _____ | yes _____ | no <input checked="" type="checkbox"/> |
| 5. Settling, flooding, drainage, structural or grading problems? | unknown _____ | yes _____ | no <input checked="" type="checkbox"/> |
| 6. Major damage to the property from fire, wind, floods or landslides? | unknown _____ | yes _____ | no <input checked="" type="checkbox"/> |
| 7. Any underground storage tanks? | unknown _____ | yes _____ | no <input checked="" type="checkbox"/> |
| 8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? | unknown _____ | yes _____ | no <input checked="" type="checkbox"/> |
| 9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? | unknown _____ | yes _____ | no <input checked="" type="checkbox"/> |
| 10. Any outstanding municipal assessments or fees? | unknown _____ | yes _____ | no <input checked="" type="checkbox"/> |
| 11. Any pending litigation that could affect the property or the Seller's right to convey the property? | 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 3-30-19 (date) to 3-10-26 (date).
 The Seller has owned the property since 2019 - March 30 (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] Date 3-10-26
 Seller _____ Date _____

Buyer has read and acknowledges receipt of this statement.

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

Disclaimer: This form is provided as a service of the REALTOR® Associations that comprise the West Michigan Regional Forms Committee. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The REALTOR® Associations that comprise the West Michigan Regional Forms Committee are not responsible for use or misuse of the form for misrepresentation or for warranties made in connection with the form.