

SELLERS DISCLOSURE STATEMENT

Property Address: 3569 Kenbrooke Court, Kalamazoo, Michigan

PURPOSE: 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, architectural, engineering or any other specific areas related to the construction or condition of the improvement on the property. Other than having lived at or owning the property, the Seller possesses no greater knowledge than that which could be obtained by a careful inspection of the property by a potential buyer. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the Seller or by an agent representing any Seller in this transaction, and is not a substitute for any inspections or warranties the Buyer may wish to obtain.

INSTRUCTIONS TO THE SELLER: (1) Fill in ALL blanks. (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, write NA (nonapplicable). If you don't know the facts, write UNKNOWN.

SELLER'S DISCLOSURE: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller hereby specifically makes the following representations based on the Seller's knowledge at the signing of this document. The Seller authorizes their agent to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. **THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE AGENT, IF ANY. SELLER'S AGENT, IF ANY, ALSO HAS NO INDEPENDENT OR PERSONAL KNOWLEDGE OF THE CONDITION OF THE PROPERTY EXCEPT AS NOTED BY THE SELLER BELOW.**

APPLIANCES/SYSTEM/SERVICES: The items below are in working order:

	Yes	No	N/A
Range/oven	<u> x </u>	___	___
Dishwasher	___	___	<u> x </u>
Refrigerator	___	___	<u> x </u>
Hood/fan	<u> x </u>	___	___
Disposal	<u> x </u>	___	___
TV antenna, TV rotor & controls	___	___	<u> x </u>
Garage door opener & remote control	___	___	<u> x </u>
Alarm system	___	___	<u> x </u>
Intercom	___	___	<u> x </u>
Central vacuum	___	___	<u> x </u>
Attic fan	___	___	<u> x </u>
Pool heater, wall liner & equipment	___	___	<u> x </u>
Microwave	___	___	<u> x </u>
Trash compactor	___	___	<u> x </u>
Ceiling fan	___	___	<u> x </u>
Sauna/hot tub	___	___	<u> x </u>
Lawn sprinkler system	___	___	<u> x </u>
Plumbing system	___	<u> x </u>	___
Water softener/conditioner	<u> x </u>	___	___
Well & pump	___	___	<u> x </u>
Septic tank & drain field	___	___	<u> x </u>
Sump pump	___	___	<u> x </u>
City water system	<u> x </u>	___	___
City sewer system	<u> x </u>	___	___
Central air conditioning	<u> x </u>	___	___
Central heating system	<u> x </u>	___	___
Furnace humidifier	___	___	<u> x </u>
Electronic air filter	___	___	<u> x </u>
Solar heating system	___	___	<u> x </u>
Fireplace & chimney	___	___	<u> x </u>
Wood burning system	___	___	<u> x </u>
_____	___	___	___
_____	___	___	___

**EXCEPTIONS/EXPLANATIONS OF THE "NO" RESPONSES ABOVE, IF ANY:
 Plumbing froze and cut off/capped off to kitchen. Needs repair.**

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

PROPERTY CONDITIONS, IMPROVEMENTS & ADDITIONAL INFORMATION:

1. **Basement:** Has there been evidence of water? yes ___ no x
If yes, please explain: _____

2. **Insulation:** Describe, if known: cellulose

Urea Formaldehyde foam insulation (UFFI) is installed?
yes ___ no ___ unknown ___
Has not been installed since _____
3. **Roof:** Leaks? yes ___ no x
Approximate age of roof, if known: _____
4. **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:
NA

5. **Septic tanks/drain fields/condition, if known:** NA

6. **Heating system:** Type/approximate age: Working, unknown age.

7. **Plumbing system:** Type: copper x galvanized x other _____
Any known problems: **Plumbing froze and cut off/capped off to kitchen.
Needs repair.**
8. **Electrical system:** Any known problems? No

9. **History of infestation, if any: (termites, carpenter ants,
etc. None**

10. **Asbestos:** Is asbestos present in any form in the property?
yes ___ no x If removed, where? _____ and when?
(date) _____
11. **Radon:** Has the property been tested for the presence of Radon gas? yes x no
___ If "yes", what were the test results?

12. Are you aware of any area environmental concerns? No

OTHER ITEMS: Are you as the Seller aware of any of the following:

13. Features of the property shared in common with adjoining landowners, such as walls, fences, roads and driveways whose use or responsibility for maintenance may have an effect on the property? Unknown yes no x

14. Any encroachments, easements, "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others) zoning violations, nonconforming uses, or Homeowners Association which has any authority over the property?
Unknown yes no x

15. Structural modification, alterations, or repairs made without necessary permits or licensed contractors? Unknown yes no x

16. Setting, flooding, drainage or grading problems? Unknown yes no x

17. Prior damage to the property from fire, wind, water, floods or landslides? Unknown yes x no

If the answer to any of these is yes, please explain. Attach additional sheets, if necessary: Plumbing froze and cut off/capped off to kitchen. Drywall above kitchen has been removed. Needs repair.

The Seller has owned the property since December 2013 and makes representation only since that date. The Seller has indicated above the history and condition of all the items based on that 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 in writing the changes to Buyer and Broker. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's agent.

Date: 12.20.13

Date: 12/20/13

Witness Alycia Dawpa

Seller [Signature]

Jeff Carroll, President, Kenbrooke Ct.

Buyer has read and acknowledges receipt of this statement.

Date: _____

Date: _____

Witness _____

Buyer _____