## West Michigan Regional

## **SELLER'S DISCLOSURE STATEMENT**

Rev. 1/15

Property Address:		2130 36th Street Southwest				Wyoming City, Village, Township			Michigan
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/Se purchase agreement so p		items belo	w are in wo	rking order.	(The items listed below are	included in	the sale of	of the proper	ty only if the
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/Oven	$\checkmark$				Lawn sprinkler system				$\square$
Dishwasher	$\nabla$				Water heater	$\checkmark$			
Refrigerator	$\overline{\mathbf{V}}$				Plumbing system	V			
TV antenna, TV rotor				abla	Water softener/				abla
& controls			<u> </u>	<u> </u>	conditioner	<u> </u>	<u> </u>	<u> </u>	
Hood/fan	<b>X</b>		$\Box$		Well & pump	$\Box$		$\Box$	<b>8</b>
Disposal		$\perp$			Sump pump	$\Box$		$\sqcup$	M
Garage door opener	$\checkmark$				Septic tank &				abla
& remote control	$   \overline{A} $	$\overline{}$	<del>                                     </del>	$\overline{}$	drain field	$   \overline{\square} $			$\overline{\Box}$
Electrical system	<del>-                                      </del>	-н-	$\vdash$ $\vdash$		City water system City sewer system	Ď	-н-	<del>   </del>	-H
Alarm system Intercom	$\dashv$	<del>- H</del> -	$\vdash$	V V		Ž	-	<del>       </del>	<del>H</del> -
Central vacuum	-	<del>- H</del> -	$\vdash$ $\vdash$	Ž	Central air conditioning Central heating system	Ž	-	<del>   </del>	-H
Attic fan	-	-H	$\vdash$ $\vdash$	Ž	Wall Furnace	<del>-                                      </del>	-H	<del>                                     </del>	$\forall$
Microwave		H	$\vdash$ $\vdash$	<del>- 1</del>	Humidifier	-H	-H	<del>         </del>	<del>- 1</del>
Trash compactor	H	<del> </del>	$\vdash$		Electronic air filter	-			<del>-    </del>
Ceiling fan	$\overline{A}$	$\dashv$	Н	H	Solar heating system	H	H	H	$\overline{A}$
Sauna/hot tub	H	H	H		Fireplace & chimney	H	$\blacksquare$	<del>                                     </del>	Ž
Pool heater, wall	$\dashv$				Wood burning system	-			
liner & equipment		Ш		abla		Ш	Ш		
Washer	$\triangleright$				Dryer	$\triangleright$			
Explanations (attach addi	tional sheets.	if necessa	arv):						
garage furnace & upright freezer in basement is in working order									
UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY									
BEYOND DATE OF CLO	SING.								
Property conditions, improvements & additional information:  1. Basement/Crawl Space: Has there been evidence of water?  yes ☐ no ☑									
If yes, please expl. 2. <b>Insulation:</b> Descri				,	6 1 11 11 11	1.0 5 1	2000		
Urea Formaldehyo		ation (UFFI	) is installed?		e roof and walls have blown in insu	unknown		yes	no 🔽
<ol><li>Roof: Leaks?</li></ol>		`	,			_		yes	no 🔽
Approximate age, if known:  new roof on house and garage December 2023  4. Well: Type of well (depth/diameter, age and repair history, if known):  N/A									
Has the water been tested? yes no lift yes, date of last report/results:									
5. Septic tanks / drain fields: Condition, if known: N/A									
6. Heating system: Type/approximate age:  gas forced air furnace installed in 2020  7. Plumbing system: Type: copper									
	7. Plumbing system: Type: copper gaivanized other								
8. Electrical system: Any known problems? none									
9. History of infesta					nraduata that provides	none	and out-to-	hut not limit	
10. <b>Environmental problems:</b> 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 may no which are the property of									
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 no									
Page 1 of 2 Buyer's Initials Buyer's Initials Buyer's Initials									

## **Seller's Disclosure Statement**

Property Address: 2130 3 Street			66th Street Southwest			Nyoming hip	Michigan
Othor	ttems: Are you aware of a	any of the following:					
1.	Features of the property	shared in common with adjoining features whose use or respon			unknown <b>[</b>	] ves [	no 🔽
2.	,	ements, zoning violations or no	nconforming uses?		unknown	yes $\square$	no 🔽
3.	•	cilities like pools, tennis courts	ulikilowii	yes	_ 110		
4.	with others) or a homeow Structural modifications,	ners association that has any a alterations or repairs made w	operty?	unknown	yes	no <u></u>	
	contractors?		unknownL	yes 📙	_ no <u>     </u>		
5.	O. O.	e, structural or grading problem			unknown	yes L	_ no <u> </u>
6.	, , ,	perty from fire, wind, floods or la		unknown	yes L	_ no 🔽	
7.	Any underground storage				unknown	yes L	_ no 🔽
8.	•	the vicinity; or proximity to a la	unknown <b>L</b>	yes	_ no <u> </u>		
9.	surcharge?						no 🔽
	Any outstanding municipa				unknown <b>L</b>	yes	_ no <u></u>
11.	Any pending litigation the property?	nat could affect the property	or the Seller's rig	ht to convey the	unknown	yes	no 🔽
If the	answer to any of these que	estions is yes, please explain. A	Attach additional she	eets. if necessary:			
The S	eller has lived in the reside	ance on the property from	10/21/2014	(date) to	present	(date).	
		· · · · · ·	0/15/2014		present	(uate).	
	eller has owned the proper			(date).	Collor If any	shangas assur in	the etrustural
mech	anical/appliance systems o	e the condition of all items f this property from the date of e Broker liable for any represe	this form to the dat	e of closing, Seller	will immediately	disclose the chang	
Seller	certifies that the information	on in this statement is true and	correct to the best of	of the Seller's know	edge as of the d	ate of Seller's signa	ature.
OF T	HE PROPERTY. THESE	DFESSIONAL ADVICE AND II INSPECTIONS SHOULD TA IGH LEVELS OF POTENTIAL	AKE INDOOR AIR	AND WATER Q	JALITY INTO	ACCOUNT, AS W	ELL AS ANY
MCL	28.721 TO 28.732, IS AV	CERTAIN INFORMATION CO 'AILABLE TO THE PUBLIC. E GENCY OR SHERIFF'S DEP	BUYERS SEEKING	SUCH INFORMA			
REAL THAT	PROPERTY TAX INFORM BUYER'S FUTURE TAX E	AT THE STATE EQUALIZED N MATION IS AVAILABLE FROM BILLS ON THE PROPERTY WI TIONS CAN CHANGE SIGNIF	I THE APPROPRIA ILL BE THE SAME A	TE LOCAL ASSES AS THE SELLER'S	SOR'S OFFICE. PRESENT TAX	BUYER SHOULD	NOT ASSUME
Seller	Robert Gorney			dotloo) 06/26/- LUSO-S	verified 4 10:48 AM EDT YE-TVIF-KWBS	ate 06/26/2024	
Seller	4. Jehra Aorneu			dotloop ver 06/05/24 2:5 YGKZ-SRH6-		ate 06/26/2024	
Buye	r has read and acknowled	dges receipt of this statemen	t				
Buyer			Date _		Ti	me	
Buver			Date		т	me	

**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.

## Addendum to West Michigan Regional Purchase Agreement Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards If built in 1978 or later, complete SECTION #1. If built prior to 1978, complete SECTION #2.

SECTION #1:						
Seller represents and warrants that the listed property located at						
was built in 1978 or later, and that thereto apply to this property.	re, the federally-m	andated lead-based paint disclos	sure regulations do not			
Date:	Seller:					
	-					
Date:	Seller:					
SECTION #2:						
Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection						
for possible lead-based paint hazards is reco	ommended prior to	purcnase.				
I. Seller's Disclosure concerning proper	=					
06/26/24 06/27/24		d paint hazards (check one below	·			
deleop verified 11,42/AMEDT   11,42/AMEDT   LI Known lead-based paint a	and/or lead-based	paint hazards are present in the h	ousing (explain):			
Seller has no knowledge	of lead-based pain	t and/or lead-based paint hazards	in the housing.			
(b) Records and reports availab	•	•				
Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):						
Seller has no reports or the housing.	records pertaining	to lead-based paint and/or lead-l	pased paint hazards in			
Seller certifies that to the best of his/her kno	wledge, the Seller	s statements above are true and	accurate.			
Date: 06/05/2024	Seller:	Robert Gorney	dotloop verified 06/26/24 10:48 AM EDT UTCS-MMWB-PGPG-VWT0			
Date:06/05/2024	Seller:	Debra Gorney	dottoop verified 06/27/24 11:42 AM EDT LRDU-MLE1-WCZQ-2NEL			
II. A contin A also and adamped their in.						
II. Agent's Acknowledgment (initial):  Agent has informed the seller of	of the seller's oblig	ations under 42 U.S.C. 4852 d a	nd is aware of his/her			
responsibility to ensure complian Agent certifies that to the best of his/her known		's statement above is true and acc	curate			
Date:	_ Agent:	Liz Rhoda	datlop verified 06/26/24 12:19 PM EDT 2)0Q-GSTU-02WB-INOT			
III. Purchaser's Acknowledgment (initial	 I):					
(a) Purchaser has received copie		listed above.				
(b) Purchaser has received the federally approved pamphlet <i>Protect Your Family From Lead In Your Home.</i>						
(c) Purchaser has (check one below):						
Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or						
Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.						
Purchaser certifies to the best of his/her knowledge, the Purchaser's statements above are true and accurate.						
Date:	Purcha					
Date:	- Purcha					