

SELLER'S DISCLOSURE STATEMENT

Property Address: 2130 36th Street Southwest Wyoming 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.)

Table with 4 columns: Yes, No, Unknown, Not Available. Rows include Range/Oven, Dishwasher, Refrigerator, TV antenna, TV rotor & controls, Hood/fan, Disposal, Garage door opener & remote control, Electrical system, Alarm system, Intercom, Central vacuum, Attic fan, Microwave, Trash compactor, Ceiling fan, Sauna/hot tub, Pool heater, wall liner & equipment, Washer, Lawn sprinkler system, Water heater, Plumbing system, Water softener/conditioner, Well & pump, Sump pump, Septic tank & drain field, 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, Dryer.

Explanations (attach additional sheets, if necessary):

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 CLOSING.

Property conditions, improvements & additional information:

- 1. Basement/Crawl Space: Has there been evidence of water? yes [ ] no [x]
2. Insulation: Describe, if known: house roof and walls have blown in insulation December 2023
Urea Formaldehyde foam insulation (UFFI) is installed? unknown [ ] yes [ ] no [x]
3. Roof: Leaks? 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 [ ]
If 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 [ ] galvanized [ ] other [ ]
Any known problems? none
8. Electrical system: Any known problems? none
9. History of infestation: if any: (termites, carpenter ants, etc.) none
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. unknown [ ] yes [ ] no [x]
If yes, please explain:
11. Flood Insurance: Do you have flood insurance on the property? unknown [ ] yes [ ] no [x]
12. Mineral Rights: Do you own the mineral rights? unknown [x] yes [ ] no [ ]



**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 therefore, the federally-mandated lead-based paint disclosure regulations do not apply to this property.

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

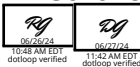
Seller: \_\_\_\_\_

**SECTION #2:**

**Lead Warning Statement**

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 recommended prior to purchase.

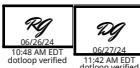
**I. Seller's Disclosure concerning property located at \_\_\_\_\_ 2130 36th Street Southwest \_\_\_\_\_ (initial):**



a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): \_\_\_\_\_

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.



b) Records and reports available to the seller (check one below):

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 records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Seller certifies that to the best of his/her knowledge, the Seller's statements above are true and accurate.

Date: \_\_\_\_\_ 06/05/2024

Seller: Robert Jorney dotloop verified 06/26/24 10:48 AM EDT UTC5-MMWB-RPG-VWTD

Date: \_\_\_\_\_ 06/05/2024

Seller: Debra Jorney dotloop verified 06/27/24 11:42 AM EDT LROU-WLE1-WCZQ-2NEL

**II. Agent's Acknowledgment (initial):**



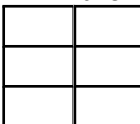
Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

Agent certifies that to the best of his/her knowledge, the Agent's statement above is true and accurate.

Date: \_\_\_\_\_

Agent: Lia Rhoda dotloop verified 06/26/24 12:19 PM EDT 2DQ-GSTU-02WB-INOT

**III. Purchaser's Acknowledgment (initial):**



(a) Purchaser has received copies of all information listed above.

(b) Purchaser has received the federally approved pamphlet *Protect Your Family From Lead In Your Home*.

(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: \_\_\_\_\_

Purchaser: \_\_\_\_\_

Date: \_\_\_\_\_

Purchaser: \_\_\_\_\_