

Seller's Disclosure Statement

Property Address: 2.2428 OXFORD DEARBORN MICHIGAN
 Street City, Village or Township

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller 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 substitution 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	Yes	No	Unknown	Not Available
Range/oven	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>			
Refrigerator	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>			
Hood/fan	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>				
Disposal								
TV antenna, TV rotor & controls				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Electric System	<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/>
Garage door opener & remote control	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Alarm system								
Intercom								
Central vacuum				<input checked="" type="checkbox"/>				
Attic fan				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Pool heater, wall liner & equipment				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Microwave				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Trash compactor				<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
Ceiling fan	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Sauna/hot tub								
Washer	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>			<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/Crawlspace: Has there been evidence of water? If yes, please explain: _____ yes _____ no
- Insulation: Describe, if known: _____ yes _____ no _____ unknown
- Roof: Leaks? Urea Formaldehyde Foam Insulation (UFFI) is installed? _____ yes _____ no _____ unknown
- Approximate age, if known: UNKNOWN Well: Type of well (depth/diameter, age and repair history, if known): UNKNOWN Has the water been tested? _____ yes _____ no _____ unknown

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BUYER'S INITIALS _____
 SELLER'S INITIALS AK

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DEARBORN

City, Village or Township

MICHIGAN

Street

5. Septic tanks/drain fields: Condition, if known: N/A
6. Heating system: Type/approximate age: Forced Air unknown age
7. Plumbing system: Type: copper galvanized other _____

8. Any known problems? _____
9. Electrical system: Any known problems? None
10. History of infestation, if any: (termites, carpenter ants, etc.) NO
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 property.

11. If yes, please explain: _____
12. Flood Insurance: Do you have flood insurance on the property? _____
12. Mineral Rights: Do you own the mineral rights? _____

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

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 Dec 2006 (date) to present (date).
The Seller has owned the property since Dec 2006 (date) to present (date).
The Seller has indicated above the conditions of all the 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 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 ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE 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 OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller: Amada Keaba Date: 5-29-09
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 Michigan Association of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The Michigan Association of REALTORS® is not responsible for use or misuse of form for misrepresentation or for warranties made in connection with the form.



ADDENDUM TO SELLER'S DISCLOSURE STATEMENT

Property Address: 22428 OXFORD, DEARBORN, MI 48124

This addendum to be part of and incorporated thereto in the attached Seller's Disclosure Statement.

SEWER CONNECTION

Sewer is at street but not connected to home Yes No N/A Unknown
Is sewer connection mandatory Yes No N/A Unknown
Sewer is connected to home Yes AK No N/A Unknown
A sewer assessment balance of approx. \$ is due and payable and will be paid by Seller Purchaser (check one).

WATER CONNECTION

Private water supply (well) Yes No N/A Unknown
Community well Yes No N/A Unknown
Municipal water is at street but not connected to home Yes No N/A Unknown
Municipal water is connected to home and is paid in full Yes AK No N/A Unknown
A water assessment balance of approx. \$ is due and payable and will be paid by Seller Purchaser (check one).

NATURAL GAS

Natural gas is connected to home Yes AK No N/A Unknown
Natural gas is at street but not connected to home Yes No N/A Unknown
Natural gas is not available Yes No N/A Unknown
A natural gas fee/assessment of approx. \$ is due and payable and will be paid by Seller Purchaser (check one).

PROPANE GAS

Home is serviced by propane gas Yes No N/A AK Unknown
Propane tank is: Leased/Rented Owned
Seller to furnish purchaser with a copy of propane tank lease/rental, if any, and any unused gas shall be included in the sale price of the home.

ROAD PAVING

Road is: Public Private
A private road agreement exists (recorded/unrecorded) Yes No N/A Unknown
Road paving assessment has been levied but not installed Yes No N/A Unknown
A road paving assessment of approx. \$ is due and payable and will be paid by Seller Purchaser (check one).
Are there any assessments that have been approved but not levied? Yes No N/A Unknown
Explain:

Purchaser(s) Initials / Seller(s) Initials AK /

**ADDENDUM TO SELLER'S
DISCLOSURE STATEMENT**
(continued)

LAKE ACCESS EXISTS ON: N/A

Body of water (name): _____ (Initial) AK

Deeded access	Yes	No	N/A	Unknown
Public access	Yes	No	N/A	Unknown
All-sports lake	Yes	No	N/A	Unknown
Beach	Yes	No	N/A	Unknown
Boat-launch	Yes	No	N/A	Unknown
Dock.....	Yes	No	N/A	Unknown

SUBDIVISION/BEACH ASSOCIATION

Association..... Yes No AK Unknown _____
 Association Name: _____
 Mandatory? Yes No Unknown _____
 Contact name: _____
 Contact phone number: _____
 Initiation fee \$ _____ Annual dues \$ _____

Purchaser and seller hereby acknowledge that we have been advised by Coldwell Banker Schweitzer Real Estate and its sales associates and brokers to verify the above representations independently by checking with local municipalities, associations or other authorities for accuracy.

We, the undersigned, further hold Coldwell Banker Schweitzer Real Estate and its cooperating offices and their sales associates, brokers and employees respectively, harmless regarding the accuracy of the above representations.

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.

 Purchaser

 Seller

 Seller

 Dated: 5.29.09



LEAD-BASED PAINT SELLER'S DISCLOSURE FORM



Property Address 22428 OXFORD

Street

DEARBORN

City, Village, Township

MICHIGAN

48124

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 (initial)

AK (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):

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

AK (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):

[X] 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: 5.29.09 Seller(s) Amanda Keebes

Date:

II. Agent's Acknowledgment (initial)

Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d 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: 5/29/09 Agent J. J. Smeder

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(s)

Date:

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