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MICHIGAN ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE STATEMENT FOR VACANT LAND ONLY

KELLERWILLIAMS

Note: This Disclosure Statement is for vacant land only. Sellers of residential property must use the form required under the Seller Disclosure Act, MCL 565.951; MSA 26.1286(51) (MAR FORM H).

SIZE AND LOCATION OF PROPERTY: 2348 Spring Arbor, Saint Joseph, MI 49085

1.1 acre lot

PURPOSE OF STATEMENT: This disclosure statement contains information concerning the Property known by Seller. Unless otherwise advised, the Seller does not possess any expertise concerning soil conditions, zoning and other land use regulations, environmental conditions or related matters. **THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY AGENT REPRESENTING THE SELLER IN THE TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS 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 hereby specifically makes the following representations based on the Seller's knowledge at the time of signing this document. The Seller authorizes its agent to provide a copy of this statement to any prospective buyer in connection with the Property. The following representations are made solely by the Seller and are not the representations of the Seller's agent.

INSTRUCTIONS TO THE SELLER: (1) complete this form yourself; (2) fill in all blanks; (3) report known conditions affecting the Property; (4) if some items do not apply to your Property, write N/A (not applicable); (5) if you don't know the answer to a particular question, check unknown; and (6) attach additional pages with your signature if additional space is required.

1. HAS THE PROPERTY BEEN SURVEYED?
   YES ☑ NO ☐

   (A) IF SO, IS A COPY AVAILABLE?
   YES ☑ NO ☐

2. IS SELLER AWARE OF ANY PRIOR PROPERTY DIVISIONS OR SPLITS INVOLVING THIS PROPERTY SINCE MARCH 31, 1997?
   YES ☑ NO ☑

3. ZONING CLASSIFICATION OF PROPERTY:
   KNOWN (COMPLETE) ☐ UNKNOWN ☑

4. IS SELLER AWARE OF ANY ENCROACHMENTS, EASEMENTS, ZONING VIOLATIONS OR NON-CONFORMING USES?
   YES ☐ NO ☑

5. IS SELLER AWARE OF ANY MINERAL RIGHTS IN THE PROPERTY HELD BY ANY PERSON OR ENTITY OTHER THAN THE SELLER?
   YES ☐ NO ☑

6. IS SELLER AWARE OF ANY FLOODING, DRAINAGE OR GRADING PROBLEMS?
   YES ☐ NO ☑

7. HAS PROPERTY EVER HAD A "PERC TEST"?
   YES ☑ NO ☐

   (A) IF SO, IS A COPY AVAILABLE?
   YES ☑ NO ☐

8. IS SELLER AWARE OF ANY UNDERGROUND STORAGE TANKS EITHER PRESENTLY ON THE PROPERTY OR WHICH HAVE BEEN PREVIOUSLY REMOVED FROM THE PROPERTY?
   YES ☐ NO ☑

9. IS SELLER AWARE OF ANY GROUND WATER CONTAMINATION?
   YES ☐ NO ☑

10. IS SELLER AWARE OF ANY OTHER ENVIRONMENTAL CONTAMINATION TO THE PROPERTY?
    YES ☐ NO ☑

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11. HAS SELLER RECEIVED NOTICE OF ANY ENVIRONMENTAL REGULATION OR ENVIRONMENTAL CONDITION (SUCH AS A WETLAND DETERMINATION) WHICH WOULD PROHIBIT OR RESTRICT USE OF THE PROPERTY?

YES ☐ NO ☑

If the answer to any of the above questions is yes, or if there is any other material information that the Buyer should be aware of, please explain:

N/A

Seller certifies that the information contained 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.

The Seller has owned the property since 05/06/2024 (date) and makes representation only since that date. If prior to closing, the Seller becomes aware that any of the information contained in this disclosure form is incorrect, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker or the Broker's Agent liable for any representations not directly made by the Broker or Broker's Agent.

SELLER(S):

Thomas Pervolarakis

dotloop verified
01/27/26 7:05 AM EST
MQDY-QMNY-CRHZ-YDUN

BUYER HAS READ AND ACKNOWLEDGES RECEIPT OF THIS STATEMENT.

BUYER(S):

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 to the transaction. The Michigan Association of REALTORS® is not responsible for use or misuse of the form, for misrepresentation, or for warranties made in connection with the form.

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