West Michigan Regional

SELLER'S DISCLOSURE STATEMENT

Rev. 1/15

Property Address: 544 Giddings SE Grand Rapids 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/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
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	☑	☐	☐	☐

	Yes	No	Unknown	Not Available
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):

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 ☑
   If yes, please explain:
2. **Insulation:** Describe, if known: unknown ☑
   Urea Formaldehyde foam insulation (UFFI) is installed? yes ☐ no ☐
3. **Roof:** Leaks? yes ☐ no ☐
   Approximate age, if known: 6 years
4. **Well:** Type of well (depth/diameter, age and repair history, if known):
   Has the water been tested? yes ☐ no ☑
   If yes, date of last report/results:
5. **Septic tanks / drain fields:** Condition, if known:
6. **Heating system:** Type/approximate age: 6 years
7. **Plumbing system:** Type: copper ☑ galvanized ☐ other ☐
   Any known problems?
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 ☑
    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 ☑

Buyer's Initials ____ ____

Seller's Initials ____ GK

Seller's Disclosure Statement

Property Address: 544 Giddings S.E. (Street) Grand Rapids (City, Village, Township) Michigan

Other Items: Are you aware of any of the following:

1. Features of the property shared in common with adjoining landowners such as walls, fences, roads, driveways or other features whose use or responsibility for maintenance may have an effect on the property?	unknown ☐	yes ☑	no ☑
2. Any encroachments, easements, zoning violations or nonconforming uses?	unknown ☐	yes ☐	no ☑
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?	unknown ☐	yes ☐	no ☑
4. Structural modifications, alterations or repairs made without necessary permits or licensed contractors?	unknown ☐	yes ☐	no ☑
5. Settling, flooding, drainage, structural or grading problems?	unknown ☐	yes ☐	no ☑
6. Major damage to the property from fire, wind, floods or landslides?	unknown ☐	yes ☐	no ☑
7. Any underground storage tanks?	unknown ☐	yes ☐	no ☑
8. Farm or farm operation in the vicinity, or proximity to a landfill, airport, shooting range, etc.?	unknown ☐	yes ☐	no ☑
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge?	unknown ☐	yes ☐	no ☑
10. Any outstanding municipal assessments or fees?	unknown ☐	yes ☐	no ☑
11. Any pending litigation that could affect the property or the Seller's right to convey the property?	unknown ☐	yes ☐	no ☑

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary:

Shared ally

The Seller has lived in the residence on the property from Dec. 13, 2019 (date) to Present (date).

The Seller has owned the property since Dec. 13, 2019 (date).

The Seller has indicated above the condition of all 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 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. 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 ALSO ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, HOMESTEAD 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 TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.**

Seller Christina L. Sender Date 10/13/2026

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 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.

© Copyright, West Michigan REALTOR® Boards