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SELLER'S DISCLOSURE STATEMENT
OF THE
GREATER KALAMAZOO ASSOCIATION OF REALTORS® ("GKAR")

Applicability of seller disclosure requirements.

The seller disclosure requirements apply to the transfer of any interest in real estate consisting of not less than 1 or more than 4 residential dwelling units, whether by sale, exchange, installment land contract, lease with an option to purchase, or ground lease coupled with proposed improvements by the purchaser or tenant, or a transfer of stock or an interest in a residential cooperative.

Seller Disclosure requirements; exceptions.

The seller disclosure requirements do not apply to any of the following:

(a) Transfers pursuant to court order, including, but not limited to, transfers ordered by a probate court in administration of an estate, transfers pursuant to a writ of execution, transfers by any foreclosure sale, transfers by any foreclosure sale, transfers by a trustee in bankruptcy, transfers by eminent domain, and transfers resulting from a decree for specific performance.

(b) Transfers to a mortgagee by a mortgagor or successor in interest who is in default, or transfers to a beneficiary of a deed of trust by a trustor or successor in interest who is in default.

(c) Transfers by a sale under a power of sale or any foreclosure sale under a decree of foreclosure after default in an obligation secured by a mortgage or deed of trust or secured by any other instrument containing a power of sale, or transfers by a mortgagee or a beneficiary under a deed of trust who has acquired the real property at a sale conducted pursuant to a power of sale under a mortgage or deed of trust or a sale pursuant to a decree of foreclosure or has acquired the real property by a deed in lieu of foreclosure.

(d) Transfers by a nonoccupant fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust.

(e) Transfers from 1 co-tenant to 1 or more other co-tenants.

(f) Transfers made to a spouse, parent, grandparent, child, or grandchild.

(g) Transfers between spouses resulting from a judgment of divorce or a judgement of separate maintenance or from a property settlement agreement incidental to such a judgment.

(h) Transfers or exchanges to or from any governmental entity.

(i) Transfers made by a person licensed under article 24 of Act No. 299 of the Public Acts of 1980, being sections 339.2401 to 399.2412 of the Michigan Compiled Laws, of newly constructed residential property that has not been inhabited.

Disclaimer: This form is provided as a service of GKAR. Please review the form and details of the particular transaction. GKAR is not responsible for use or misuse of the form for misrepresentation or warranties made in connection with the form.

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SELLER'S DISCLOSURE STATEMENT

Property Address: 320 West Burnham Street (Street) Battle Creek (City, Village, or Township) Michigan

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 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 below are included in the sale of the property only if the purchase agreement so provides):

Item	Yes	No	Unknown	Not Available
Range/Oven	☑	☐	☐	☐
Dishwasher	☑	☐	☐	☐
Refrigerator	☑	☐	☐	☐
Hood/fan	☐	☐	☑	☐
Disposal	☐	☐	☑	☐
TV antenna, TV rotor & controls	☐	☐	☑	☐
Electrical system	☑	☐	☐	☐
Garage door opener & remote control	☐	☐	☑	☐
Alarm system	☐	☐	☐	☑
Intercom	☐	☐	☐	☑
Central Vacuum	☐	☐	☐	☑
Attic fan	☐	☐	☐	☑
Pool heater, wall liner & equipment	☐	☐	☐	☑
Microwave	☐	☐	☐	☑
Trash compactor	☐	☐	☐	☑
Ceiling fan	☑	☐	☐	☐
Sauna/hot tub	☐	☐	☐	☑
Washer	☐	☐	☑	☐

Item	Yes	No	Unknown	Not Available
Dryer	☐	☐	☑	☐
Lawn sprinkler system	☐	☐	☐	☑
Water heater	☑	☐	☐	☐
Plumbing system	☑	☐	☐	☐
Well & pump	☐	☐	☑	☐
Water softener/ conditioner	☐	☐	☐	☑
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	☐	☐	☐	☑
Wood burning system	☐	☐	☐	☑

Explanations (attach additional sheets if necessary): None

None

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: Window was broker so water entered but now window fixed and water intrusion is eliminated.

2. Insulation: Describe, if known _____
Urea Formaldehyde Foam Insulation (UFFI) is installed? ..... unknown ☐ yes ☑ no ☐

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3. **Roof:** Leaks? ..... yes ☐ no ☑
Approximate age if known _____
If yes, date of last report/results: _____

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: _____

7. **Plumbing system:** Type: copper ☐ galvanized ☐ other ☐
Any known problems? _____

8. **Electrical system:** Any known problems? _____

9. **History of infestation, if any:** (termites, carpenter ants, etc.) _____

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 ☐

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? ..... 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: _____

The seller has lived in the residence on the property from _____(date) to _____(date). The seller has owned the property since _____(date). The seller has indicated above the condition 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.

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 THAT 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, 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 _____ Date 10/16/2026

Seller Manpreet Singh dotloop verified 10/18/26 11:30 AM EDT JEIQ-4SPZ-KECE-JKSF Date 10/16/2026

Buyer has read and acknowledges receipt of this Seller's Disclosure Statement.

Buyer _____ Date _____ Time: _____

Buyer _____ Date _____ Time: _____