Seller's Disclosure Statement

Property Address 2238 Maple Lane (Street) Niles (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 areas 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 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 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 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	✓			
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				✓

	Yes	No	Unknown	Not Available
Washer	✓			
Dryer	✓			
Lawn sprinkler system				✓
Water heater	✓			
Plumbing system	✓			
Water softener/ conditioner				✓
Well & pump	✓			
Septic tank & drain field	✓			
Sump pump				✓
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	✓			

Explanation (attach additional sheets if necessary): TV Antenna NOT connected Pellet Stove.

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/Crawlspace:** Has there been evidence of water? yes ____ no ✓
   If yes, please explain: SLAB
2. **Insulation:** Describe, if known: Rolled Insulation
   Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown ✓ yes ____ no ____
3. **Roof:** Leaks? yes ____ no ✓
   Approximate age if known: Appx 14 yrs
4. **Well:** Type of well (depth/diameter, age and repair history, if known): Older well - Pit
   Has the water been tested? yes ____ no ✓
   If yes, date of last report/results: N/A
5. Septic tanks/drain fields: Condition, if known: Pumped Appx 2019/2020 - Repaired - Appx 10 yrs
6. **Heating system:** Type/approximate age: Electric Baseboard
7. **Plumbing system:** Type: copper ____ galvanized ____ other Mixed
   Any known problems? Bathroom Plastic/Copper / Kitchen / Plastic / PVC
8. **Electrical system:** Any known problems? None known - 2 Electric Meters
9. **History of infestation**, if any: (termites, carpenter ants, etc.) None known -

SC _____ Seller's Initials _____ _____ Buyer's Initials

Bon Realty, 226 S Lincoln Ave Niles MI 49120
Elizabeth Van Leeuwen
Phone: 2696844445 Fax: 2696841760

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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: Farmland within 1 mile

The Seller has lived in the residence on the property from 2005 (date) to Present (date).
The Seller has owned the property since 2005 (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. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.

BUYER IS 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, 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 TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.**

Seller Sandy Clark **Sandra Clark** Date Nov. 6 2026

Seller ____ Date ____

Buyer has read and acknowledges receipt of this statement.

Buyer ____ Date ____ Time ____

Buyer ____ Date ____ Time ____

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Seller's Sewer/Septic Disclosure Statement

Property Address: 2238 Maple Lane , Niles , MI 49120 , **Michigan**

Purpose of Statement: This Supplemental Sewer/Septic Disclosure Statement expands upon the related questions in the Sellers' Disclosure Statement regarding the septic system or sewer system and is intended to be a part thereof.

Seller's Disclosure: Unless otherwise advised, the Seller does not possess any expertise in construction, engineering, or any other specific area related to the construction or condition of the sewage disposal system. 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 Purchaser may wish to obtain. The following are representations made solely by the Seller and are not the representations of the Seller's agent, if any.

Instructions to Seller: (1) Answer applicable questions to the best of your ability. (2) Report known conditions affecting the sewage disposal system. (3) If you do not know facts necessary to answer a question, respond "unknown". (4) Attach additional pages with your signature if additional space is needed. (5) Complete this form yourself.

Please indicate the type of sewage disposal system the property is connected to and answer the respective questions.

[ ] **Municipal sewer system**

1. Any known problems? _____
2. Has the sewer line from the house to the street required periodic rodding/cleaning? _____
3. Is your sewer line entirely on your property? _____
4. Has the municipal sewer system ever backed up at this property? _____

[X] **On-site private septic system**

1. Age of system? Unknown
2. Any known problems? NONE Known
3. Septic tank size? 500 Is there also a Dosing Chamber with lift pump? N/A
4. The secondary system is a:
   a. [✓] drain field
   b. [ ] dry well(s)
   c. [ ] other
   d. [ ] unknown
   e. [ ] none (holding tank only)
5. Does the system serve only this property? YES
6. Is the entire septic system within the boundaries of your property? YES
7. When was the last time the tank was pumped out? _____ By Whom: Unknown
8. When was the last time the septic system was inspected? _____ By Whom: Unknown

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Seller's Sewer/Septic Disclosure Statement

9. Is a municipal sewer system available at the street? [ ] Yes [X] No

   If yes, are you aware of any circumstances under which connection to municipal sewer would be required?

   _____

10. Seller may attach copies of any inspection reports or permits for this system if available.

[ ] **Private Community Sewer System**

1. Describe _____
2. Any known problems? _____

   _____

[ ] **Other type of sewage disposal system**

1. Describe _____
2. Any known problems? _____

   _____

Seller has completed this disclosure based on information known to Seller. Should changes occur in the condition of the systems indicated above, Seller shall immediately revise this statement and furnish the Buyer with a copy. Seller certifies that the information in this statement is true and accurate to the best of Seller's knowledge and authorizes disclosure of this information to prospective purchasers. In no event shall the parties hold the Broker liable for any representations not directly made by the REALTOR/Broker.

Seller Sandy Clark Date Nov. 6 2024

Sandra Clark

Seller _____ Date _____

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date _____ Time _____

Buyer _____ Date _____ Time _____

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LEAD-BASED PAINT SELLER'S DISCLOSURE FORM

2238 Maple Lane (Street Address) | Niles Howard TWP (City, Village, Township) | MI 49120 (State)

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)

SC (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):

or _____

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

SC (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):

or _____

☒ 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: Nov 6 2026 — Sandra Clark
Seller **Sandra Clark**

Date: _____ — _____
Seller

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: 11/6/2026 — _____
Agent **Elizabeth Van Leeuwen**

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 or assessment or inspection of the presence of lead-based paint or lead-based paint hazards;

☐ 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

FORM L-3 10/96