West Michigan Regional

# SELLER'S DISCLOSURE STATEMENT

Rev. 1/15

Property Address: 2879 E. Sugar Grove Rd (Street) Custer, 49431 (City, Village, Township) 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:
   Urea Formaldehyde foam insulation (UFFI) is installed? unknown ☐ yes ☐ no ☐
3. **Roof:** Leaks? yes ☐ no ☑
   Approximate age, if known:
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: Propane
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 ☐



Buyer's Initials ☐ ☐ Seller's Initials SSR 11/10/26 6:41 PM EST dotloop verified ☐

dotloop verified

## Seller's Disclosure Statement

Property Address: 2879 E. Sugar Grove Rd (Street) Custer, 49431 (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:

The Seller has lived in the residence on the property from _____ (date) to _____ (date).

The Seller has owned the property since 2022 (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 SheriS.Reed dotloop verified 11/10/26 6:41 PM EST LZJB-TCWU-RQXN-WZOH Date 11/10/2026

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.


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# Addendum to West Michigan Regional Purchase Agreement
## Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
### If built in 1978 or later, complete SECTION #1. If built prior to 1978, complete SECTION #2.

**SECTION #1:**

Seller represents and warrants that the listed property located at _____ was built in 1978 or later, and that therefore, the federally-mandated lead-based paint disclosure regulations do not apply to this property.

Date: 11/10/2026 Seller: _____

Date: _____ Seller: _____

**SECTION #2:**

**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 concerning property located at** 2879 E Sugar Grove Rd **(initial):**

SSR 11/10/26 6:41 PM EST dotloop verified ____ (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):

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

SSR 11/10/26 6:41 PM EST dotloop verified ____ (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):

☑ 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: 11/10/2026 Seller: Sheri S. Reed dotloop verified 11/10/26 6:41 PM EST OMSN-C1MB-IAVB-76BR

Date: _____ Seller: _____

**II. Agent's Acknowledgment (initial):**

BB 11/10/26 3:18 PM EST dotloop verified ____ 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: _____ Agent: Bob Budreau dotloop verified 11/10/26 3:18 PM EST NDU8-DARD-1WCM-YQUK

**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: _____

Date: _____ Purchaser: _____