Willingham Real Estate, LLC

Auction Addendum/ Buyer's Premium paid by Buyer(s)

KEY TERMS:		
Buyer:		
	Buyer's Printed Na	ıme & Signature
Buyer:		
•	Buyer's Printed Na	ime & Signature
Purchase Pri	ce:	
Total Purchase	e Price Calculation:	
Winning Bid A	mount:→	\$
Plus Buyer's F	Premium of→	\$
	tal bid price, which	is
	total winning bid. /illingham Real Esta	ate
at Closing		
Equals total P	urchase Price:→	\$
Earnest Mone	y Deposit from buyer	·: \$200.00
EMD to be ma	de payable by Certif	ied Funds to Willingham Real Estate and
•		ning bid verbal acceptance
-	rfundable once con evere Detroit Michiga	tract is ratified by all parties.)

Property ID: **W13I022552S**

Legal Description:

E REVERE 298 SEYMOUR & TROESTERS CLAIRMONT PK L52 P43 PLATS, W C R 13/312 40 X 100.98

Willingham Real Estate, LLC

Addendum to Exclusive Auction Listing Agreement

The following property is being sold in 'AS IS' condition, no warranties are being given, expressed or implied for:

20220 Revere Detroit, MI 48234

The Seller offers this property for sale in "AS IS" CONDITION, INCLUDING ANY HIDDEN DEFECTS OF ANY NATURE, KNOWN OR UNKNOWN, with no representations, warranties or guarantees whatsoever, express or implied, regarding their nature, value, source, authenticity, fitness, merchantability, and/or any other aspect or characteristic of these assets. No statement anywhere, whether express or implied, shall be deemed a warranty or representation by the Seller regarding this property. All sales are with the understanding that the buyer cannot rely on any other representation, warranty or guaranty made by anyone.

Buyer(s) acknowledges that they have conducted their due diligence prior to placing a bid on-line with www.AuctionIt.cc

<u>Settlement Requirements:</u> Winning bidder is responsible for all liens, encumbrances, water bills and back taxes to be paid at closing. Seller accepts certified funds via cashier's check or wire at closing. Buyer will be responsible for a buyer's premium of \$500.00 Buyer will receive a quitclaim deed.

Buyer Premium Info: This auction requires that the winning bidder pay a Buyer's Premium of \$500.00 of the winning bid amount. (The Buyer's Premium covers the costs associated with the auction).

Buyer(s) acknowledge that they are responsible for obtaining at their expense the City required Certificate of Occupancy prior to closing to present to the title company. Property is currently tenant occupied, buyer acknowledges that they will not disturb tenant or approach tenant. Buyer acknowledges that they will be responsible for the collection of rent after property closes and whether or not they will keep tenant in place or send tenant notice to quit or evict at buyer's expense.

Buyer:		ate		
Buyer's agent:	D:	ate		



Seller's Disclosure Statement

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48234 Detroit **MICHIGAN** Property Address: 20220 Revere City, Village or Township Street 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 Selier. 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 substitution 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.) Not Not Yes Unknown Nο Unknown Available Available Range/oven Lawn sprinkler system Dishwasher Water heater Refrigerator Plumbing system Hond/fan Water softener/ Disposal conditioner TV antenna, TV rotor Well & pump & controls Septic tank & field : Electric System Sump gump Garage door opener & remote control City water system Alarm system ity sewer system Intercom Central air conditioning Central vacuum Central heating system Affic fan Wall furnace Pool heater, wall liner Humidifier & equipment Electronic air filter Microwave Solar heating system Trash compactor Fireplace & chimney Ceiling fan Wood burning system

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property co	onditions, impr	ovements 8	additiona	al information:
1 Basei	ment/Crawispa	ice: Has ther	e heen evi	dence of water

Explanations (attach additional sheets, if necessary):

If yes, please explain:
2. Insulation: Describe, if known:

Urea Formaldehyde Foam Insulation (UFFI) is installed?

3. Roof: Leaks?

Has the water been tested?

If yes, date of last report/results:

PAGE 1 QF-2

Sauna/hot tub Washer

BUYER'S INITIALS

ves

ves

ves

yes

unknown

SELLER'S INITIALS



no

no

по

no

FORM H JAN/06

This contract is for use by Realcomp Subscribers. Use by any other party is illegal and voids the contract.

Seller's Disclosure Statement

Property Address: 20220 Revere		Detroit	48234	MICHIGA MICHIGA
Street		City, Village o	Township	
5. Septic tanks/drain fields: Condition, if known: 6. Heating system: Type/approximate age:	<u>.</u>			
7. Plumbing system: Type: copper galvanized	other			
Any known problems? 8. Electrical system: Any known problems?				/
History of Infestation, if any (termites, camenter ants, etc.)		· · · · · · · · · · · · · · · · · · ·		
10. Environmental problems: Are you aware of any substances material	s or products that may be	an environmen	tal hazard such	as "but not limit
to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemic	al storage tanks and contr	aminated soil on	property.	da, out not make
	\cap	unknowa	yes	no
If yes, please explain:				
11. Flood insurance: Do you have flood insurance on the property? 12. Mineral Rights: Do you own the mineral rights? 13. Plood insurance: Do you have flood insurance on the property? 14. Plood insurance: Do you have flood insurance on the property? 15. Features of the property shared in common with the adjoining landowned or responsibility for maintenance may have an effect on the property?	7	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:	. NO			
Features of the property shared in common with the adjoining landowns	rd stuck about the former	waa aha ahaaladada		
or responsibility for maintenance may have an effect on the property?	19. Such as Wans, lences,	roads and drive	ways, or other te	atures whose u
Any encroachments, easements, zoning violations or nonconforming disc	302	unknown	yes	no
. Any "common areas" (facilities like pools, tennis courts, walkways or off	er areas co-owned with o	thers) or a hom	eowners' associ	ation that has a
		unknown	yes	อแบบ แสม แสร ส ทด
Structural modifications, alterations or repairs made without pecessary p	ermits or licensed contrac	tors?		
. \\\		unknown	yes	no
		UTINITOWH	yes	no
Major damage to the property from file, wind, floods, or landslides? Any underground storage tanks?		unknown	ves	no .
Farm or farm operation in the vicinity; or proximity to a landfill, airport, sh	antina mana ata 0	unknown	yes	no
and of any operation in the vicinity, opproximity to a familiar, amport, sn	uoung range, etc.?			
Any outstanding utility assessments or fees, including any natural gas many	ain extension surcharge?	unknown	yes	no
	an extension surcharge?	unknoum		
Any outstanding municipal assessments or fees?		unknown	yes yes	no
				no
. Any pending litigation that could affect the property or the Seller's right to	convey the property?			
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PAGE 2 OF 2

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LEAD-BASED PAINT SELLER'S DISCLOSURE FORM



Property Addre	ess 20220 Revere			
	Street Detroit		MICHIGAN	48234
	City, Village, Township			
Every p that such lead podisabili particul any inf buyer o	ng Statement purchaser of any interest in residential real property may present exposure to lead from oisoning. Lead poisoning in young children ities, reduced intelligence quotient, behavior lar risk to pregnant women. The seller of any information on lead-based paint hazards from risk of any known lead-based paint hazards. A risk nended prior to purchase.	n lead-based pain may produce pal problems, an nterest in residen sk assessments o	t that may place young children permanent neurological damag d impaired memory. Lead po tial real property is required to p to inspections in the seller's pos-	n at risk of developing ge, including learning pisoning also poses a provide the buyer with session and posify the
FA Seller's D	Disclosure (initial) resence of lead-based paint and/or lead-based p Known lead-based paint and/or lead-based	paint hazards (ch d paint hazards a	eck one below): re present in the housing (explai	in):
*	Seller has no knowledge of lead-based pai	int and/or lead-ba	ased paint hazards in the housin	σ
(b) R	ecords and reports available to the seller (check Seller has provided the purchaser with all lead-based paint hazards in the housing (li	k one below): I available record ist documents be	ds and reports pertaining to lead low):	l-based paint and/or
· .				rds in the nousing.
Seller cerunes	s that to the best of his/her knowledge, the Selle	er's statements ab	ove are true and accurate.	
Date:1/6/2	2017	Seller(s)	day an	
Date:			1/6/2017 5:17:54 PM EST	
	3.3.4.4.4.10			
Agent Agent	cknowledgment (initial) t has informed the seller of the seller's obligation e compliance.	ons under 42 U.S	S.C. 4852d and is aware of his/h	ner responsibility to
Agent certifies	that to the best of his/her knowledge, the Ager	nt's statement abo	ove is true and accurate.	
Date:1/6/2	2017	Agent	Francine Willingham	
III Purchase	r's Acknowledgment (initial)		1/6/2017 7:58:55 PM EST	
(a) Pu	rchaser has received copies of all information I rchaser has received the federally approved par rchaser has (check one below):	mphlet <i>Protect Y</i> : mutually agree	d upon period) to conduct a i	risk assessment or
Purchaser certif	fies to the best of his/her knowledge, the Purcha	aser's statements	above are true and accurate.	
Date:		Purchaser(
_				

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