

***PROPERTY
INFORMATION
PACKET***

**62167 LINDA DRIVE
RAY, MI. 48096-3119**

OFFERED BY:

**CHUCK CRYDERMAN & ASSOCIATES, L.L.C.
73600 CHURCH ST.
ARMADA, MI. 48005**

586 – 784-8890 FAX: 586 – 784-8894

crydermanauctions.com

Chuck Cryderman & Associates, L.L.C.
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73600 Church St.
Armada, MI. 48005

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248 – 299-5959 www.garymberry.com

AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

TERMS and CONDITIONS

THOMAS DEBRUYN ESTATE AUCTION

3 BEDROOM BRICK RANCH HOME WITH DOUBLE LOT 200 x 160 feet,
APPROXIMATELY 1340 SQUARE FEET, FULL FINISHED BASEMENT, TWO
FIREPLACES, LARGE ATTACHED GARAGE, LARGE DECK, FENCED REAR
YARD, EASY ACCESS TO MAJOR ROADS..

ON LINE AUCTION WILL HAVE A SOFT CLOSE BEGINNING AT 4 P.M. ON
SATURDAY, DECEMBER 4, 2021

VIEWING / OPEN HOUSE ON: SUNDAY, NOVEMBER 28, 2021 2 PM TO 4 PM
WEDNESDAY, DECEMBER 1, 2021 2 PM TO 5 PM

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BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 6% added to the high bid. The total of the high bid plus the 6% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

Bid Price:	\$ 100,000.00
Add 6% Buyer's Premium:	\$ 6,000.00
	<hr/>
Contract Sales Price:	\$ 106,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the PURCHASE AGREEMENT.

AGREEMENT TO BID
AUCTION SALE THOMAS DEBRUYN REAL ESTATE

There will be no minimum starting bid on the property that is part of this sale. Bidding is open to the public without regard to race, color, sex, or national origin.

AGENCY DISCLOSURE: AUCTIONEERS, CHUCK CRYDERMAN & ASSOCIATES, ACT AS EXCLUSIVE AGENTS FOR THE SELLERS. The duties that a Seller's Agent owes to the Seller include; promoting the best interests of the Seller; fully disclosing to the Seller all facts that might affect or influence the Seller's decision to accept an offer to purchase; keeping confidential the Seller's motivations for selling; presenting all offers to the Seller; disclosing the identities of all Buyers and all information about the willingness of those Buyers to complete the sale or to offer a higher price.

Any announcements made by the Auctioneers will take precedence over prior printed and oral statements and other printed materials. **The property is being sold "AS IS/WHERE IS" with no warranties express or implied as to the condition of the buildings or land, including any environmental concerns and lead-based paint concerns, which Purchaser agrees to waive any and all inspections. The Auctioneers, Realtors and Sellers will assume that the Buyer is relying on his or her own judgment and information regarding any of these properties.** At the conclusion of bidding, the successful Bidder must sign a Purchase Agreement, stating the bid price and terms of the sale. Taxes, as applicable, will be prorated to the day of closing, as if paid in advance.

The successful Bidder must deposit with the Auctioneers 10% of their Contract Price in the form of personal check, cashier's check or cash on the day of the sale. This is a NON-REFUNDABLE deposit and will be forfeited by the Purchaser should the Purchaser choose not to proceed with the closing after acceptance by the Seller of the bid price and terms. The deposit will be applied to the purchase price at the time of closing. All bids are subject to the approval of the Sellers within forty-eight (48) hours.

The Sellers will supply an Owner's Policy of Title Insurance with standard exceptions, to the successful Purchaser, Warranty Deed will be provided. The closing will take place within thirty (30) days of the Auction Date or as soon as possible with the understanding that "Time is of the Essence." Closing packages should be available approximately two (2) days prior to closing for review by the Purchaser and/or their Attorney. Closings will take place at the offices of Chuck Cryderman & Associates, L.L.C. or another designated location. Closings held for Purchasers at Title Company office are at the expense of the Purchaser. Immediate Possession will be available after the Closing.

The Sellers reserve the right to review any and all bids, to compare offers submitted with appraisals and/or market evaluations, waive irregularities and/or informalities and accept, reject or counter any or all bids as deemed in the best interest of the Sellers at their sole discretion.

NOTICE: THERE IS A 6% BUYER'S FEE TO BE ADDED TO THE BID PRICE FOR THIS PROPERTY. IMPORTANT NOTICE: THIS SALE IS NOT SUBJECT TO THE PURCHASER OBTAINING A MORTGAGE. ALL FINANCES MUST BE IN ORDER AND PURCHASER PREPARED TO CLOSE THIRTY (30) DAYS FOLLOWING THE DATE OF THE AUCTION. AUCTIONEERS AND REALTORS ACT AS EXCLUSIVE AGENTS FOR THE SELLERS.

Bidder:

PURCHASE AGREEMENT

1. AGREEMENT TO SELL: The undersigned Purchaser hereby agrees to purchase and the Seller agrees to sell the following land situated in the Township of Ray, Macomb County, Michigan, described as follows: Lots 109 and 108 of Hartway Dobson Subdivision, Parcel I.D #'s: 05-22-276-027 & 05-22-276-028, together with all improvements and appurtenances, if any, now on the premises, and to pay therefore the sum of _____
----(\$ _____)----DOLLARS, subject to existing building and use restrictions, easements, and zoning ordinances upon the following conditions:
 - a) **CASH SALE.** Delivery of the usual Warranty Deed conveying a marketable title. Payment of purchase money is to be made in cash or certified check.
 - b) **EARNEST MONEY DEPOSIT** _____ -
--(\$ _____)---dollars, which shall be held by Chuck Cryderman and Associates, L.L.C., or it's designated agent (including, if applicable the title company) and held under P.A. 299 of 1980, as amended, and applied to the Purchase Price when the sale is consummated.
 - c) The total Contract Purchase Price set forth above is, by agreement and as disclosed prior to commencement of the Auction six per cent (6%) higher than the amount Bid by the Purchaser to reflect a "Buyer's Premium" for the property. Purchaser acknowledges that the payment of the "Buyer's Premium" does not constitute Chuck Cryderman & Associates, L.L.C., or any other affiliates as agent for the Purchaser.
 - d) Purchaser and Seller acknowledge and agree that this Agreement is **NOT CONTINGENT** upon Purchaser's ability to obtain financing and is **NOT CONTINGENT** on post-auction inspections.
2. CONDITION OF PROPERTY: Purchaser acknowledges that he is purchasing this property in an AS-IS condition. Purchaser acknowledges he has had the opportunity to inspect the property; had the opportunity to have additional inspections of the property (FHA, VA, Inspection Service or municipal inspections); that neither Seller, Chuck Cryderman & Associates, L.L.C., or any other affiliates nor their salespeople have made any representations or warranties of any kind concerning the Property, upon which the Purchaser has relied, except as set forth in this Agreement. Purchaser acknowledges that the information or descriptions contained in any advertising medium is not warranted or guaranteed and that Purchaser has not relied on any of this information or description in making this agreement.
3. SELLER'S DISCLOSURES: Purchaser acknowledges that he received from Seller a "Seller's Disclosure Statement" and, if the Property is residential housing built before 1978, a "Lead-Based Paint Disclosure" prior to signing this agreement. Purchaser acknowledges that the information provided in any disclosure is based upon Seller's knowledge and not a warranty of any kind by the

- Seller, Chuck Cryderman & Associates, L.L.C., or any affiliate, selling Broker or their salespeople, is a disclosure only.
4. POSSESSION: The Seller shall deliver and the Purchaser shall accept possession of said property on the date of closing.
 5. TITLE INSURANCE/DEFAULT: As evidence of title, Seller agrees to furnish Purchaser as soon as possible a commitment for Title Insurance in an amount not less than the purchase price and guaranteeing the title in the condition required for performance of this order. In the event of default by the Purchaser hereunder, the Seller may, at his option, elect to enforce the terms hereof or declare a forfeiture hereunder and retain the deposit as liquidated damages. If this offer is accepted by Seller and if title can be conveyed in the condition required hereunder, the Purchaser agrees to complete the sale on/or before the date agreed. In the event of default by the Seller hereunder, the Purchaser may, at his option, elect to enforce the terms hereof or demand, and be entitled to, an immediate refund of his entire deposit in full termination of this agreement. If objection to the title is made, based upon a written opinion of Purchaser's attorney that the title is not in the condition required for performance hereunder, the Seller shall have 30 days from the date he is notified in writing of the particular defects claimed, either (1) to remedy the title, or (2) to obtain title insurance as required above, or (3) to refund deposit in full termination of this agreement if unable to remedy the title or obtain title insurance. If the Seller remedies the title or shall obtain such title policy within the time specified, the Purchaser agrees to complete the sale within the period as agreed. If the Seller is unable to remedy the title or obtain title insurance within the time specified the deposit shall be refunded forthwith in full termination of this agreement.
 6. TAXES/ASSESSMENTS; All taxes and assessments which have become a lien upon the land and are due and payable whether recorded or not recorded, at the date of this agreement shall be paid by the Seller. Current taxes, if any, shall be prorated and adjusted as of the date of closing in accordance with DUE DATE basis of the municipality or taxing unit in which the property is located. For purposes of the agreement all real property taxes are to be considered paid in advance.
 7. AGENCY: It is understood by the parties to this agreement that Chuck Cryderman & Associates, L.L.C., and any affiliates are acting as Seller's Agent in accordance with the licensing laws of the State of Michigan.
 8. CLOSING: The closing of this sale shall take place at the offices of Chuck Cryderman and Associates, L.L.C., title agency or at a place designated by Chuck Cryderman and Associates, L.L.C. The closing shall take place on/or before January 6, 2022.
 9. PROPERTY MAINTENANCE: Until keys are surrendered, Seller shall continue the operation of all electric, gas, water and other utility services, if applicable, maintain any and all buildings, land and other property in the same condition as of the date on which Seller accepts this agreement.
 10. GENERAL PROVISIONS:
 - a) It is understood that no promises have been made other than those that are in writing and signed by all parties involved (no verbal agreements will be

binding.) The covenants and conditions herein shall bind and inure to the benefits of the executors, administrators, successors and assigns of the respective parties. If the parties herein be more than one or if they be of the feminine sex, or a corporation or other business entity, such words and pronouns and other relative words shall be read as if written in the plural, feminine, and neuter, respectively.

- b) Seller and Purchaser acknowledge they have been advised to retain an attorney to pass upon the marketability of the title to the property and to ascertain whether or not the provisions of this agreement have been strictly adhered to.

Purchaser and Seller acknowledge that Chuck Cryderman & Associates, L.L.C., any affiliate and Selling Broker may accept a fee other consideration for the placement of title insurance, mortgage, hazard or other casualty insurance and/or home warranty arising from this transaction and expressly consent thereto as such fees are allowed by law.

- c) The parties acknowledge and agree that facsimile signatures are legally enforceable and binding.

- 11. We hereby acknowledge that this offer constitutes the entire agreement between the parties.

Dated: December ____, 2021

PURCHASER:

BROKER'S ACKNOWLEDGEMENT OF DEPOSIT

Received from the above named Purchaser the deposit money as mentioned above to be applied as mentioned above.

CHUCK CRYDERMAN AND ASSOCIATES, L.L.C., BROKER

by: _____

The foregoing offer is accepted by Seller in accordance with the terms as stated above and by execution of this agreement Seller acknowledges receipt of a copy of this

agreement.

Dated: December ____, 2021

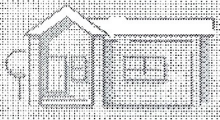
SELLER:

The undersigned Purchaser hereby acknowledges the receipt of the Seller's signed acceptance of the foregoing Agreement to Purchase.

Dated: December ____, 2021

PURCHASER:

62167 Linda Dr, Ray, MI 48096-3119, Macomb County

	Beds	Baths	Sale Price	Sale Date
	N/A	1	\$101,000	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type
	1,268	16,117	1960	SFR

OWNER INFORMATION			
Owner Name	De Bruyn Thomas L Family Trust	Taxpayer Zip	48096
Tax Billing Address	62167 Linda Dr	Taxpayer Address ZIP + 4 Code	3119
Taxpayer Address City & State	Ray, MI	Owner Occupied	Yes

LOCATION INFORMATION			
School District	New Haven SD	Property Carrier Route	R011
Subdivision	Hartway-Dobson	City/Village/Township	Ray Twp
Census Tract	2160.00	Lot	108
Census Block Group	2	Flood Zone Code	X
Property Zip Code	48096	Flood Zone Panel	26099C0145G
Zip + 4	3119	Flood Zone Date	09/29/2006

TAX INFORMATION			
Property ID	21-05-22-276-027	Winter Tax	\$500
Parcel ID	0522276027	Prior Summer Tax Year	2019
Assessment Year	2020	Prior Year Summer Tax	\$988
Tax Year	2020	Prior Winter Tax Year	2019
Annual Tax	\$500	Prior Year Winter Tax	\$479
Winter Tax Year	2020	Prior Year Tax Amount	\$1,466
Legal Description	"HARTWAY DOBSON SUBDIVISIO N" LOT 109		
Homestead Percent	100%		

ASSESSMENT & TAX			
Assessment Year	2020	2019	2018
Assessed Value - Total		\$78,100	\$70,400
YOY Assessed Change (\$)		\$7,700	
YOY Assessed Change (%)		10.94%	
Capped Value	\$52,672		

Tax Year	Total Tax
2018	\$1,391
2019	\$1,466
2020	\$500

Period	Tax Year	Tax Amount	Change (\$)	Change (%)	Administrative Fee
Winter	2019	\$479			
Summer	2019	\$988			
TOTAL	2019	\$1,466			
Winter	2020	\$500	\$22	4.55%	\$5

Period	Ad Valorem Tax
Winter	
Summer	
TOTAL	
Winter	\$495

CHARACTERISTICS			
# of Buildings	1	Total Baths	1
Acres	0.37	Full Baths	1
Lot Area	16,117	Fireplaces	2
Basement Type	Full	Cooling Type	None
Bsmt Finish	Unfinished	Heat Type	Forced Air
Basement Sq Ft	1,268	Heat Fuel Type	Oil
Style	Ranch	Garage Type	Attached Garage

Finished Living Sq Ft	1,268
Above Grade Sq Ft	1,268
Year Built	1960
Stories	1

Garage Capacity	3
Exterior	Alum/Brick
Land Use - CoreLogic	SFR
Property Category	Rs

SELL SCORE			
Rating	Low	Value As Of	2021-10-13 23:34:13
Sell Score	354		

LAST MARKET SALE & SALES HISTORY			
Recording Date	08/03/1992	Deed Type	Deed (Reg)
Sale Price	\$101,000	Owner Name	De Bruyn Thomas L Family Trust
Price Per Square Feet	\$79.65	Grantor	Whitmore Gary L

Recording Date	10/07/2021	08/03/1992
Sale/Settlement Date	07/21/2021	
Sale Price		\$101,000
Nominal	Y	
Grantee	De Bruyn Thomas L Family Trust	Debruy Thomas
Seller Name	Debruy Thomas L	Whitmore Gary L
Document Number	28071-243	
Deed Type	Quit Claim Deed	Deed (Reg)

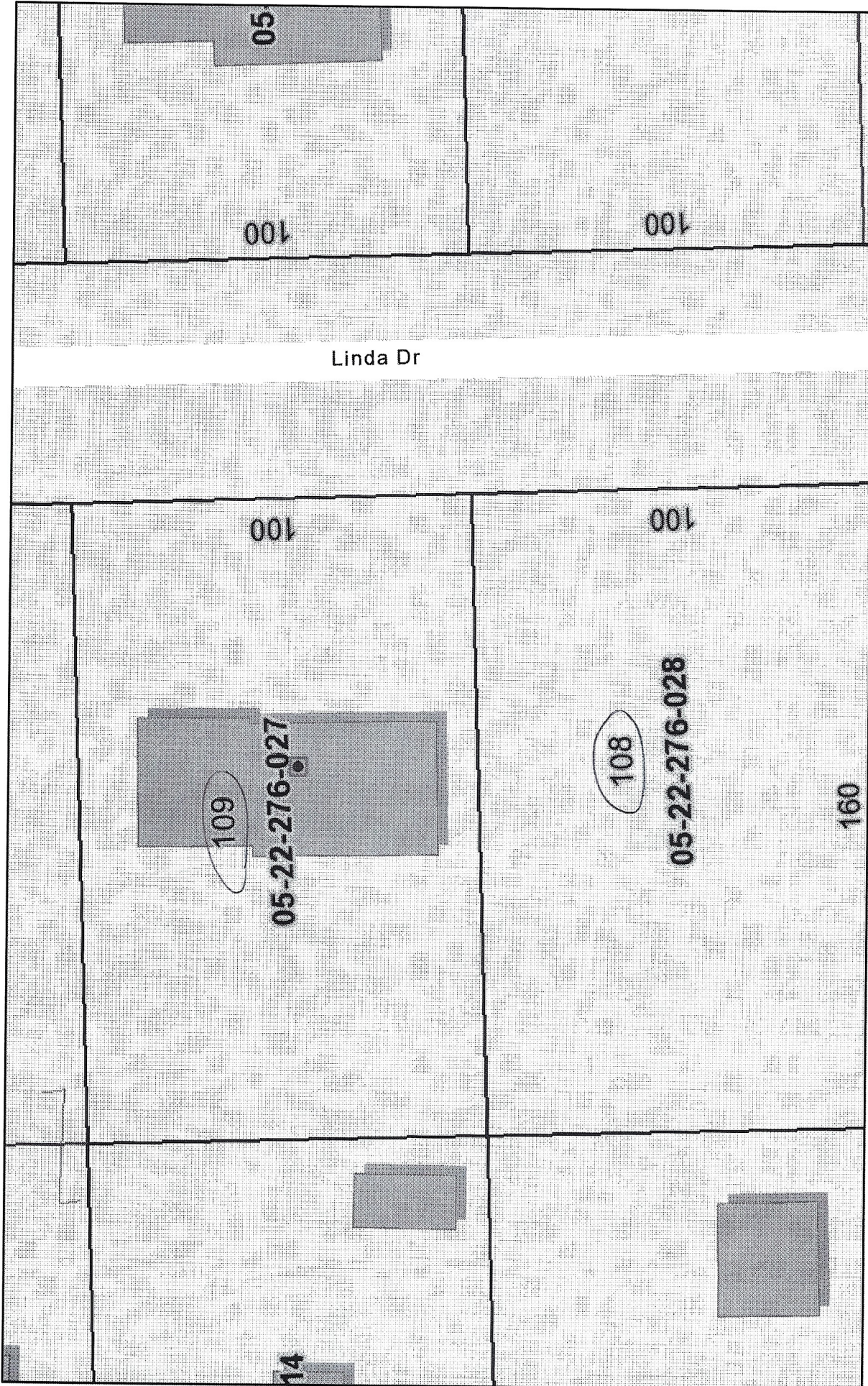
MORTGAGE HISTORY			
Mortgage Date	10/28/2003	06/30/2003	08/03/1992
Mortgage Amount	\$83,200	\$25,000	\$80,800
Mortgage Lender	Abn Amro Mtg Grp Inc	Standard Fed'l Bk	Standard Fsb
Mortgage Code	Conventional	Conventional	Conventional
Mortgage Type	Refi	Refi	Resale
Borrower Name	Debruy Thomas	Debruy Thomas	Debruy Thomas

PROPERTY MAP

The left map is a schematic diagram of a rectangular lot. The top boundary is 160 feet, the bottom boundary is 161 feet, and both the left and right boundaries are 100 feet. The lot is situated between Linda Dr to the north and south. A scale bar indicates 25 yards. The right map is a street view from Google Maps showing the property location. It is bounded by Linda Dr to the north, Chester Rd to the west, and Ray Center Rd to the east. A scale bar indicates 200 yards. The Google logo and 'Map data ©2021' are visible on both maps.

*Lot Dimensions are Estimated

ArcGIS Web Map



10/28/2021, 9:39:53 AM

- Platted Area Boundaries
- Property Area Boundaries
- Property Lines - Retired
- Property Lines - Drafting Detail
- Property Lines - TickMark
- Property Lines - MiscOrUnknown
- Property Lines - TextOvals
- Property Lines - LandHooks
- Property Lines - TraversalLines
- Property Lines - LeaderLines
- Property Lines - ExtentTickMark
- Property Lines - PrivateClaim

Property Address 62167 Linda Drive
 Street
Ray MICHIGAN 48096
 City, Village, Township

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)

- _____ (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.
- _____ (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: 11-2-21 Seller(s) [Signature]
 Date: _____

II. Agent's Acknowledgment (initial)

_____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d 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 _____

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(s) _____
 Date: _____

Seller's Disclosure Statement

Property Address: 62167 Linda Drive
Street

Ray
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 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.)

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water softener/conditioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Well & pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV antenna, TV rotor controls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic tank & drainfield	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electric system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage door opener & remote	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City water system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City sewer system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central air conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central heating system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall furnace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pool heater, wall liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electronic air filter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trash compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace & chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sauna/hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood burning system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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/Crawlspace:** 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: NA
4. **Well:** Type of well (depth/diameter, age and repair history, if known): NA
Has the water been tested? yes _____ no
If yes, date of last report/results: _____

BUYER'S INITIALS _____
SELLER'S INITIALS _____

Property Address: 62167 Linda Drive

Ray

MICHIGAN

- 5. Septic tanks/drain fields: Condition, if known: _____
- 6. Heating system: Type/approximate age: BEING TESTED
- 7. Plumbing system: Type: copper galvanized _____ other _____
Any known problems? GAS FORCED AIR
- 8. Electrical system: Any known problems? NO
- 9. History of Infestation, if any: (termites, carpenter ants, etc.) NO
- 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 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 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 conditions 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 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 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: [Signature]
Seller: (TRUSTEE)

Date: 11-2-21

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date: _____ Time _____
Buyer _____ Date: _____ Time _____

Disclaimer: This form is provided as a service of Michigan Realtors®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. Michigan Realtors® is not responsible for use or misuse of form for misrepresentation or for warranties made in connection with the form.