



PROPERTY INFORMATION PACKAGE



Real Estate For Sale at Online Auction

14560 W Townline Road, St. Charles, 48655

Starting Bid: \$10,000

Online Auction Ends Wednesday, March 27th, 2024 at

Preview Property in advance with a Licensed Realtor of your choice

Visit apexrealestateauctions.com for all information and to participate in online auction.

Agency Disclosure: The member company acting as auctioneer/agent is an agent for the seller only. Disclaimer: Information contained herein is believed to be correct to the best of the auctioneer/agent's knowledge but is subject to inspection and verification by all parties relying on it. Sellers, their representative and auctioneer/agent shall not be

Notice to Bidders

The information included herewith is a summary of information available from several sources, most of which have not been independently verified. The sources from which the information was gathered are believed to be reliable; however, all information contained within this package is subject to verification by all parties relying on it. No representations or warranties, expressed or implied, as to the accuracy or completeness of the information in this and/or other advertising materials shall be deemed made. No legal commitment or obligation shall arise, by reason of this package or its contents.

This summary has been provided only of the use of prospective bidders for the **ONLINE public auction Wednesday, March 27th, 2024 , at 12:00 PM EDST through Wednesday, March 27th, 2024, at 4:00 PM EDST**. Buyer must rely on his/her own information, inspection, review of public records and own determination to bid, consulting whatever advisors he/she may feel appropriate.

A 10% Buyer's Premium based on High Bid Price applies to all APEX AUCTIONS & REAL ESTATE Auctions.

10% down payment based on High Bid Price is due immediately at the conclusion of the auction with signed contract.

Seller provides a clear warranty deed, title insurance, tax pro-ration, and transfer tax. This is not a foreclosure sale of any kind. Other terms apply.

APEX AUCTIONS & REAL ESTATE is a Michigan Licensed Real Estate Broker acting as agent of the seller.

**APEX AUCTIONS &
REAL ESTATE**

Property: 14560 W Townline Road, St.
Charles, 48655

~Potential, potential, potential! This home sits on a large lot with an amazing yard for your children and/or pets. This country home features a charming front porch to sip your coffee or watch the wildlife. You'll enjoy the 1512 square foot of living space this home offers on 2 levels. The main floor living room flows into the kitchen and has a bathroom and laundry in the main floor.

This home will be perfect the handyman or family with a vision to make a house their Home. The upstairs has 2 additional bedrooms and bathroom. The basement needs a lot of TLC. This home is an estate sale and has not had many improvements, this sale is as is. Unfinished basement. Perfect for your storage needs.

SUBJECT TO PROBATE COURT
CLOSING 45-90 days.

County: Saginaw

Seller will provide a warranty deed, transfer tax, tax proration, and title insurance.

Directions: Take S Washington Ave to Rust Ave

Continue on Rust Ave to S Michigan Ave

**Take Swan Creek Rd and S Fordney Rd to W Townline Rd in Brant
Township**

Exclusive Listing



APEX AUCTIONS & REAL ESTATE

Preview:

By Appointment with any
licensed Real Estate Agent of
your choice.

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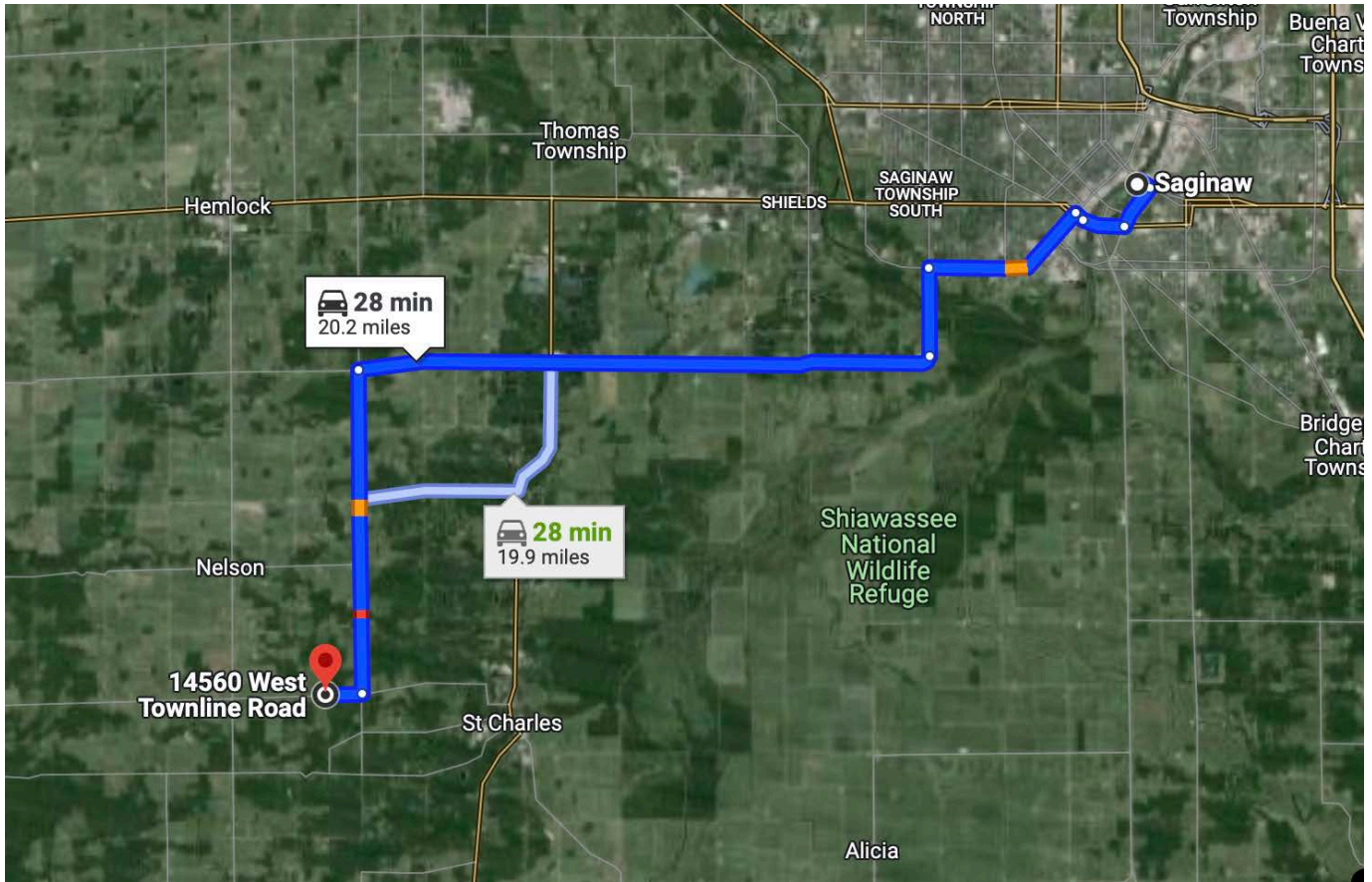
Disclaimer: Information contained herein is believed to be correct to the best of auctioneer/agent's knowledge but is subject to inspection and verification by all parties relying on it. Sellers, their representative and auctioneer/agent shall not be liable for inaccuracies, errors, or omissions. All square footage and other dimensions are approximate. This offering is subject to prior sale and may be withdrawn, modified or cancelled at any time with out notice.





Driving Map for:

14560 W Townline Road,
St. Charles, 48655



**APEX AUCTIONS
& REAL ESTATE**

GIS Parcel View:



Legal Description from County Records:

CITY/MUNI/TWP:FREMONT
SEC/TWN/RNG/MER:SEC 35
TWN 11N RNG 02E S 265 FT OF
E 498 FT OF E 1/2 OF SW 1/4 -
3.04 ACRES SEC 35 T11N R2E
***COMB OF PARENTS
3004-000 & 3004-001 10/05/17

Broker Participation Terms & Acknowledgement

Note: You do not need a broker to buy property at auction.

Form is void unless received by APEX AUCTIONS & REAL ESTATE prior to **Wednesday, March 27th, 2024**. Email completed and signed form to contact@apexrealestateauctions.com

Auction date: Online Auction Bidding ends Wednesday, March 27th, 2024

Property Address: 14560 W Townline Road, St. Charles, 48655

A commission will be paid based on the following schedule to any properly licensed real estate broker whose Buyer/Bidder is the successful purchaser for this property and who closes and pays the Total Contract Sale Price for this Property. Payment made to Broker upon closing.

3% of the successful high bid (not including buyer's premium) will be paid with this required completed form received prior to the scheduled conclusion of the auction as stated above.

Broker agrees that if the commission pool is negotiated down to confirm the sale, they will accept a proportionate cut. Maximum broker participation shall not exceed 3% of the high bid. Oral registration will not qualify Broker for commission. Broker agrees that he shall hold harmless and indemnify APEX AUCTIONS & REAL ESTATE including its reasonable attorney's fees, from any and all claims with regard to such commission. State Law requires that Broker/Salesperson disclose that they are principals in a transaction. Brokers acting as principals are not eligible for this commission. No exceptions will be made to the terms of this form.

Name of Broker: _____ Broker License # _____

Name of Company: _____

Name of Sales Assoc.: _____ Assoc License # _____

Office Address: _____

City, State, Zip: _____

Office Phone #: _____ Cell Phone #: _____

Email address: _____ **PLEASE PRINT CLEARLY**

Bidder/Buyer Name: _____

Address: _____

City, State, Zip: _____

Phone #: _____ Email address: _____

The undersigned buyer/bidder agrees to the terms set forth herein for the property locat

1910 Weiss Street

Broker/Agent Signature Bidder/Buyer Signature Date: _____



Received by APEX AUCTIONS & REAL ESTATE _____ Date _____

APEX AUCTIONS & REAL ESTATE

Real Estate Auction

Terms & Conditions

(NOT TAX SALES)

YOU ARE URGED TO INSPECT THE PROPERTY BEFORE THE AUCTION

The information provided is subject to inspection and verification by all parties relying on it. Buyers must rely solely upon their own inspections and determinations to bid. Property information provided by Seller or Auctioneer is not guaranteed. No liability for accuracy, errors or omissions is assumed by the seller or agents. All square footage, lot size measurements, and dimensions provided are approximate. No warranties or guarantees are expressed or implied. Seller's disclosure statement may be available prior to sale **except on; lender owned, court supervised, and estate sales. Properties are sold "AS IS" "WHERE IS" and should be fully inspected prior to bidding.**

CONDITIONS

If you do not agree with any of the terms and conditions stated **DO NOT BID**. The terms of sale are non-negotiable. The Auctioneer's decision is absolute and final in the event of a dispute over any matter. If there is a tied bid, the auctioneer will reopen the bidding. The auctioneer reserves the right to accept bids in any increments he feels are in the best interest of his clients and reserves the right to waive any previously announced requirements.

STARTING TIMES

Live auctions only take minutes to sell a property. Please be prompt. There will be an explanation of the Auction Process and Terms and Conditions before each property is sold. When at the discretion of the auctioneer present, the auction is opened for bid, all property designated to be sold absolute will be sold to the highest bidder. All properties will be sold ON-SITE, RAIN OR SHINE, unless otherwise noted.

FINANCING INFORMATION

Buyers are to obtain their own financing. No purchase is contingent upon financing.

BROKER PARTICIPATION

Cooperating Brokerage is encouraged with licensed real estate brokers. A commission of one to three percent (1-3%) will be paid by APEX AUCTIONS & REAL ESTATE to a cooperating buyer's broker who registers the successful bidder who closes on the property. See the Registration form in the Property Information Package for details specific to this auction. **(No commission will be paid if the bidder fails to close). Brokers must register his/her**

client/bidder either by email to contact@apexrealestateauctions.com or by text to 269-350-5166 with APEX AUCTIONS & REAL ESTATE and the broker registration form must be received no later than 4:00 PM EST on the last business day prior to the auction. On-line Auction registration must be submitted before published conclusion of the auction. Registration must be on the broker registration form provided by APEX AUCTIONS & REAL ESTATE and **must be signed by broker/salesperson and client/bidder. Additionally, the cooperating broker/salesperson **must attend the auction with his/her client/bidder.** Brokers acting as principals are not eligible for this commission. There can be **NO EXCEPTIONS** to this procedure and **no broker registrations can be accepted at the live auction site on auction day.** If there is a minimum commission or if the commission is reduced in negotiations, all parties shall share proportionately in this figure equally up or down on the same percentage basis. APEX AUCTIONS & REAL ESTATE shall have full and complete control with regard to commissions negotiated with Seller.**

LIVE AUCTION BIDDER REGISTRATION AND DOWNPAYMENT REQUIREMENTS

Cashier's check, certified check (made payable to yourself) **in the amount of \$5,000.00** must be shown at registration.

The high bidder will turn the certified funds shown at registration over as part of your deposit; if you are not the high bidder; simply re-deposit your check back into your bank account. ♦ **An escrow deposit of 10% of the contract price is required of the winning bidder at the conclusion of the auction.** The balance of your deposit may be paid with a personal or business check. ♦ **The minimum deposit is \$5,000.00**

ON-LINE AUCTION BIDDER REGISTRATION AND DOWNPAYMENT REQUIREMENTS

Registration to bid requires a deposit made by credit card authorization **in the amount of \$2,000.00** to be held at registration. If you are the high bidder, you will turn the \$2,000 received at registration over as part of your deposit; if you are not the high bidder; funds will be credited back to your credit card account. ♦

A down payment escrow payment of 10% of the contract price is required of the winning bidder at the conclusion of the auction in cash, personal, business check or cashier's check. The minimum deposit is \$2,000.00.

ON-LINE AUCTION END OF SALE PROCESS

Immediately after the bidding ends the auction company will contact you by phone and email to confirm and congratulate you on being the winning bidder. We will make arrangement for you to deliver in person or overnight mail the down payment and the signed contract to us.

Contracts are signed and the down payment is made at the close of the auction. Your failure to sign contracts and make the 10% deposit immediately at the conclusion of the auction will forfeit your winning bid status. Any winning bidder that fails to complete the signing and down payment requirements will be charged a \$2,500 non-refundable Internet Service Fee on their credit card.

ADDITIONAL TERMS FOR PROPERTIES

A 10% Buyers Premium will be added to the final bid and included in the contract price. ♦ A published "suggested opening bid" and "opening bid" auction is sold with reserve and subject to seller confirmation. ♦ Seller will furnish deed, free and clear of liens. ♦ Seller to provide title insurance, transfer tax, and prorated property taxes based on where property is located. ♦ Buyer and Seller will split the title office closing fee ♦

OTHER

This auction is conducted by acting as auctioneer/listing real estate broker. APEX AUCTIONS & REAL ESTATE is solely responsible for the terms and conditions of the auction and the manner in which it is conducted. Announcements made sale day or sale ending day take precedence over previously disseminated material. Listing may be withdrawn or modified without notice at any time. All rights reserved.

APEX AUCTIONS & REAL ESTATE

Frequently Asked Questions

Regular Real Estate Auctions
(not applicable to tax sales)

“Winners don’t dawdle, dither, or delay. Winners Act.” John Bippus

- **If I win the bid, when is the ten percent down payment due?**
Live auction: The down payment is due, and the contract is signed at the conclusion of the bidding.
On-line auction: Immediately after the bidding ends the auction company will contact you by phone and email to confirm and congratulate you on being the winning bidder. We will make arrangement for you to deliver in person or overnight mail the down payment and the signed contract to us.
- **Why is the property being sold at auction instead of using the ordinary listing method?**
Some owners require an accelerated sale for various reasons including, foreclosure, divorce, bankruptcy, estate settlement, transfer, surplus disposal or corporate liquidation. Our Clients need to know when their property will be sold.
- **Why sell at auction?**
To sell on a known date, with the maximum number of interested parties present, and prepared to purchase on the day of the sale.
- **What is the minimum or starting bid?**
If the property is designated as an absolute property: the property will be selling to the highest and last bidder regardless of price. The bidders will start the bidding.
If the property is not designated as an absolute property: the sale is subject to seller confirmation. In the event there is no minimum bid, and/or no suggested opening bid: the bidders will start the bidding. The final bid is subject to seller approval and or probate court approval.
The seller is very motivated, and APEX AUCTIONS & REAL ESTATE expects to sell the property on auction day.
(NOTE: the seller reserves the right to make the sale absolute day of sale.)
- **What will the house/property sell for?**
It is not possible to give a correct answer. It all depends on the bidders on the day of auction.
- **How much will the house/property bring?**
There is no way of predicting the selling price prior to the day of sale. Neither APEX AUCTIONS & REAL ESTATE nor any Realtor is able to accurately predict the outcome of a sale.
- **How much is the house/property worth?**
A current appraisal or the last list price may give a guide.
- **What is S.E.V.?**
State Equalized Value and Assessed Value are essentially the same thing. They are calculated at 50% of market value by the tax assessor.
- **What about title? Will I buy a property with unpaid taxes or liens? What is the mortgage?**
The properties are sold with insurable title, no liens, judgments, mortgages or back taxes. If the title cannot be cleared and insurable title delivered the down payment will be refunded to the buyer. There are no assumable mortgages on auction properties. If a property has a mortgage, and the price comes in below the mortgage, the seller will bring cash to closing to pay off the mortgage.
- **If I can't be present at the auction can someone bid for me? Can I bid by telephone?**
Yes. You may appoint a representative to bid on your behalf or APEX AUCTIONS & REAL ESTATE offers remote bidding by telephone for both live and on-line auctions.
- **Can I make an offer before the auction?**
You will have to ask the auctioneer about the specific property you are interested in. You must be prepared to tell the auctioneer the price you are willing to offer when you ask. We will not provide you a price. We will write the offer and present it to the owner for acceptance.
Terms and Conditions of the auction should be followed. We recommend that you make your best offer at this time.

- **What happens if the high bidder fails to close?**
APEX AUCTIONS & REAL ESTATE may notify the back-up bidder to secure a new purchase agreement. The property may also be made available to other registered bidders and the open market.
- **What guarantees are there?**
The seller provides title insurance and a warranty deed at closing, guaranteeing insurable title, clear of liens.
The real property is sold "as-is". Any inspections must be completed prior to the auction. You are relying on your own inspections and determinations to bid. Personal property is not included in the sale and may or may not be removed prior to closing. In most cases personal property that remains after the closing becomes the property of the new owner.
- **What is the Buyer's Premium?**
The buyer's premium becomes part of the purchase price. Ten percent will be added to the bid to become the total cost of acquisition.
- **Is there any financing?**
No. The buyer is responsible for their own financing. Many of our buyers close with financing. If you win the bid and plan to close with financing let us know. We will work with your lender to aid them in getting the transaction to closing.
- **Who is responsible for municipal inspections?**
It is the buyer's responsibility to pay for and obtain all required municipal inspections, make required repairs, and obtain any certificates of occupancy, including payment for the same.
- **This is my first auction, what should I do?**
First, we recommend that you call your lender and pre-qualify. Then check out the values in the neighborhood and inspect the property. Set a range of value or limit for your bidding and be prepared to bid up to that limit.
For a live auction: Arrive early at the auction-site to register and get to know the auction staff. Get comfortable and relax. Listen closely to the Auctioneer. Raise your bid card to signal a bid. The Auctioneer will use his rhythmic "chant" to call bids. Bid assistants will be available to help you. Don't be bashful or you may miss a great opportunity.
- **How long will the auction last?**
Live auctions take only a few minutes and start precisely on time. It is advised that bidders arrive 15 to 30 minutes before sale time.
- **How big is the response to auctions? How many people show up or bid on-line?**
There is no way to predict this. You never really know how many bidders will participate.

AUCTIONEER'S NOTE:

If you are interested in an advertised property, whatever price you have in mind, BippusUSA.com strongly encourages you to participate in the auction. The process doesn't take long and it can be fun. We are not in this business for practice, at the end of the sale someone will be the lucky winning bidder.

Why shouldn't it be you!

“Winners don’t let what they can’t do get in the way of what you can do.” John Bippus

These are typical and general Q&A. Specifics are listed in each property information package. This auction is conducted by APEX AUCTIONS & REAL ESTATE acting as auctioneer/listing real estate broker. APEX AUCTIONS & REAL ESTATE is solely responsible for the terms and conditions of the auction and the manner in which it is conducted. Announcements made sale day or sale ending day take precedence over previously disseminated material. All rights reserved.



7622 S Sprinkle Rd.
Portage, MI 49002
269-350-5166 Office-Toll Free

PURCHASE CONTRACT

_____ Date

Through you, as agent for the seller, I or we will give for the following described property located at:

_____ County of _____, Michigan.

Legally described as: (attached if left blank) _____.

The sum of _____ \$ _____

PAYABLE AS FOLLOWS: Cash or Certified US funds upon execution and delivery of the deed, (warranty, limited warranty, special warranty, or quitclaim) conveying insurable title, free and clear of all encumbrances, assessments or liens except: the current and subsequent year's property taxes, easements, covenants & restrictions of record, zoning, and all forms of governmental regulation. The property is purchased in absolute "as is, where is" condition.

- 1. Time is of the essence and this is an irrevocable offer to purchase with no contingencies. Seller has a deadline to accept in writing by _____ (date and time) or five business days if left blank. In the event offer is accepted and Buyer fails to perform according to the terms of this contract, the down payment shall be forfeited as partial liquidated damages, and not as a penalty, without affecting any of SELLER'S further remedies. Either party may demand specific performance of this agreement.
2. As evidence of good faith binding this contract, a non-refundable down payment of \$ _____ is made to be applied to the purchase price at closing. Down payment to be refunded only if title is uninsurable. If down payment is made with personal check, it shall be made payable to or
3. Improvements and fixtures. All realty improvements and fixtures are included in the price, including but not limited to the following: all electrical, gas, central heating and air, plumbing, including water softener, water heater and propane tanks (except rental units), built-in appliances, drapery hardware, attached carpeting, garage door opener, and _____. Rented mechanical units and window a/c units are not included. Personal property and or equipment is not included.
4. Closing shall be on or before thirty (30) days from this date, subject to seller's acceptance and confirmation, unless otherwise indicated in special provisions or as follows: Once this contract has been signed and accepted by the buyer and the seller it becomes Irrevocable and Absolutely binding on all parties, heirs and successors. An additional thirty (30) days to close can be allowed at the seller's option. If checked: [X] Yes This contract is subject to probate court approval and closing to be within, [] 60 days [X] 90 days, with an additional 30 days allowed at the seller's option. In the event the court does not approve this contract it becomes null and void.
5. If Buyer defaults, Seller may enforce this agreement, or may declare Buyer's right to purchase terminated, retain the down payment as partial liquidated damages, and pursue other legal remedies. If the Seller defaults, buyer may enforce this agreement, or may request the return of the down payment and pursue legal remedies. If this agreement is not closed in the time and manner provided, the Auctioneer/Broker shall have the absolute right to determine the respective positions of the parties, and is authorized by the undersigned to take such actions with respect to the down payment as Broker deems appropriate. Broker/Auctioneer is indemnified and held harmless by the undersigned parties for their actions taken. Broker/Auctioneer has no responsibility for the performance of this agreement by the parties.

SPECIAL PROVISIONS:

We have read the entire contents of this contract, front and back, and acknowledge receipt of same. We are not relying on verbal statements not contained herein. We further certify that we have examined the property described herein and that we are thoroughly acquainted with its condition and accept it as such. Delivery of acceptance of this offer after signing by the parties is not necessary to create a binding contract.

Witness: _____ License # _____

Buyer's X _____ Buyer's Address _____
(Signature)

Name Printed _____

Buyer's X _____
(Signature)

Name Printed _____ Telephone: _____

(W) _____

(Fax) _____

Marital Status or Entity _____

(e-mail) _____

The above proposition is hereby accepted this _____ day of _____, 2022
at _____ AM / PM and SELLER acknowledges receipt of a copy of this contract.

Seller _____ Seller _____

6. The buyers, within time allowed for delivery of evidence of title and examination thereof, may have the Property surveyed at the buyer's expense. When the closing occurs, Buyer shall be deemed to have accepted the location of such improvements on, and the boundaries of, the property.
7. This agreement is not subject to Buyer being able to qualify for financing. In case of such default, the provisions of Paragraph 1 shall apply.
8. The Buyer may assign interest in this agreement only with the expressed written consent of the Seller.
9. This agreement may be executed in a number of identical counterparts. If so executed, each of such counterparts is to be deemed an original for all purposes. A fax signature shall be considered a binding contract.
10. Commercial/Business: Inventory is to be paid for at/or before closing and is not included in the contract price. The contract is not subject to SDM, liquor or any other license transfer. The business equipment included in the purchase price, if any, is on an attached list. Equipment not specifically listed in not included and may be removed at the seller's option and expense. Rented equipment is not included.
11. The Buyer either has received all compliance materials or expressly waives all notices or paperwork related to: seller disclosure, lead based paint, fair housing act, radon, harmful molds, and all other disclosure or compliance laws or programs. The Buyer chooses to transact on these terms.
12. Possession of the above described property shall be given at closing, subject to the rights of tenants, if any, under existing leases and state law.
13. Unplatted lands: If the property is not a new land division or boundary change, the SELLER is transferring to the buyer all available divisions, if any, but makes no representations as to the number. Buyer has not relied on any information or opinions of the broker, salespeople, auctioneer or the seller. If the property is being split from a larger parcel, no divisions are included. This contract is contingent upon the seller obtaining government approval of the proposed land divisions and if approval is denied this contract becomes null and void and the buyer's down payment is to be returned.
14. Municipal Inspections: It is the buyer's responsibility to pay for and obtain all required municipal inspections. The buyer hereby certifies that they will comply with said inspection requirements.
15. Personal Property: The seller is not responsible to remove trash and personal property but may do so at their option prior to closing.

The property sells as is, where is, with no warranty expressed or implied, with all its faults and defects in its present condition.

All risks of loss with respect to the property shall remain with **SELLER** until the closing is completed.

COMPENSATION: Seller and Buyer acknowledge that Brokers shall be compensated for services rendered as previously agreed by separate written agreement(s) and or addendum and or acknowledgement form. The payment of a buyer's premium by the buyer in no way constitutes the creation of an agency relationship between the Broker/Auctioneer and the buyer.

TITLE INSURANCE: An ALTA Owner's Policy of Title Insurance with standard exceptions in the amount of the purchase price shall be furnished to **BUYER** at **SELLER'S** expense and a commitment to issue a policy insuring insurable title vested in **BUYER**; a real estate tax status report, shall be made available for **BUYER'S** inspection prior to closing. **BUYER** will pay the cost of mortgage title insurance, if required.

TAXES AND ASSESSMENTS: Current real estate taxes, except special assessments, shall be prorated to the date of closing. The balance amount owing of the lien of any special assessments shall be paid by the seller at the time of closing; except that special assessments becoming a lien after closing will be paid by buyer. Seller shall pay real estate transfer taxes.

PRORATIONS: Items normally prorated in real estate transactions shall be adjusted to the date of closing. Buyer pays the title company's closing fee. All rental security deposits shall be paid to buyer at closing.

INDEMNIFICATION AND HOLD HARMLESS: All parties to this agreement hereby agree to indemnify and hold harmless Broker/Auctioneer including attorney fees and court costs, incurred as a result of all aspects of this transaction.

VENUE & SETTLEMENT OF DISPUTES: All parties to this agreement hereby agree that all disputes will be settled in the venue of the St. Joseph County Circuit Court, St Joseph County Michigan. Further it is agreed that all parties shall first submit to binding arbitration, in St Joseph County, Michigan should a dispute arise. Broker/Auctioneer may collect reasonable attorney fees should seller or buyer be adjudicated against in either arbitration or appeal.

All parties to this transaction understand that Auction Firm is independently owned and operated.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

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.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) 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 (i) or (ii) below):
 - (i) _____ 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).
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- (f) 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.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ Seller X	_____ Date	_____ Seller X	_____ Date
_____ Purchaser X	_____ Date	_____ Purchaser	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date

This Property is Exempt From

Sellers Disclosure Statement

Transfers by a non-occupant fiduciary in the course of administration of a decedent's estate, guardianship, conservatorship, or trust are exempt from providing a Sellers Disclosure Statement.



Disclosure Regarding Real Estate Agency Relationships



Before you disclose confidential information to a real estate licensee regarding a real estate transaction, you should understand what type of agency relationship you have with that licensee. A real estate transaction is a transaction involving the sale or lease of any legal or equitable interest in real estate consisting of not less than 1 or not more than 4 residential dwelling units or consisting of a building site for a residential unit on either a lot as defined in section 102 of the land division act, 1967 PA 288, MCL 560.102, or a condominium unit as defined in section 4 of the condominium act, 1978 PA 59, MCL 559.104.

- (1) An agent providing services under any service provision agreement owes, at a minimum, the following *duties* to the client:
 - (a) The exercise of reasonable care and skill in representing the client and carrying out the responsibilities of the agency relationship.
 - (b) The performance of the terms of the service provision agreement.
 - (c) Loyalty to the interest of the client.
 - (d) Compliance with the laws, rules, and regulations of this state and any applicable federal statutes or regulations.
 - (e) Referral of the client to other licensed professionals for expert advice related to material matters that are not within the expertise of the licensed agent.
 - (f) An accounting in a timely manner of all money and property received by the agent in which the client has or may have an interest.
 - (g) Confidentiality of all information obtained within the course of the agency relationship, unless disclosed with the client's permission or as provided by law, including the duty not to disclose confidential information to any licensee who is not an agent of the client.

- (2) A real estate broker or real estate salesperson acting pursuant to a service provision agreement shall provide the following *services* to his or her client:
 - (a) When the real estate broker or real estate salesperson is representing a seller or lessor, the marketing of the client's property in the manner agreed upon in the service provision agreement.
 - (b) Acceptance of delivery and presentation of offers and counteroffers to buy, sell, or lease the client's property or the property the client seeks to purchase or lease.
 - (c) Assistance in developing, communicating, negotiating, and presenting offers, counteroffers, and related documents or notices until a purchase or lease agreement is executed by all parties and all contingencies are satisfied or waived.
 - (d) After execution of a purchase agreement by all parties, assistance as necessary to complete the transaction under the terms specified in the purchase agreement.
 - (e) For a broker or associate broker who is involved at the closing of a real estate or business opportunity transaction furnishing, or causing to be furnished, to the buyer and seller, a complete and detailed closing statement signed by the broker or associate broker showing each party all receipts and disbursements affecting that party.

Michigan law requires real estate licensees who are acting as agents of sellers or buyers of real property to advise the potential sellers or buyers with whom they work of the nature of their agency relationship.

SELLER'S AGENTS

A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent of the seller is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and their subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller.

Individual services may be waived by the seller through execution of a limited service agreement. Only those services set forth in paragraph (2)(b), (c), and (d) above may be waived by the execution of a limited service agreement.

BUYER'S AGENTS

A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. A subagent of the buyer is one who has agreed to work with the buyer's agent with who, like the buyer's agent, acts solely on behalf of the buyer. Buyer's agents and their subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer.

Individual services may be waived by the buyer through execution of a limited service agreement. Only those services set forth in paragraph (2)(b), (c), and (d) above may be waived by the execution of a limited service agreement.

_____ Buyer's Initials

_____ Seller's Initials

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**Disclosure Regarding Real Estate
Agency Relationships**

DUAL AGENTS

A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency situation, the licensee will not be able to disclose all known information to either the seller or the buyer. As a dual agent, the licensee will not be able to provide the full range of fiduciary duties to the seller or the buyer. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller and the buyer.

TRANSACTION COORDINATOR

A transaction coordinator is a licensee who is not acting as an agent of either the seller or the buyer, yet is providing services to complete a real estate transaction. The transaction coordinator is not an agent for either party and therefore owes no fiduciary duty to either party.

DESIGNATED AGENCY

A buyer or seller with a designated agency agreement is represented only by agents specifically named in the agreement. Any agents of the firm not named in the agreement do not represent the buyer or seller. The named "designated" agent acts solely on behalf of his or her client and may only share confidential information about the client with the agent's supervisory broker who is also named in the agreement. Other agents in the firm have no duties to the buyer or seller and may act solely on behalf of another party in the transaction.

LICENSEE DISCLOSURE

REALTOR hereby discloses the following relationship:
(check one from each column)

- | | | |
|--|------------|---|
| with the BUYER
<input type="checkbox"/> Buyer's Agent
<input type="checkbox"/> Buyer's Agent - Limited Service Agreement
<input type="checkbox"/> Dual Agent
<input type="checkbox"/> Transaction Coordinator
<input checked="" type="checkbox"/> None of the Above | AND | with the SELLER
<input checked="" type="checkbox"/> Seller's Agent
<input type="checkbox"/> Seller's Agent - Limited Service Agreement
<input type="checkbox"/> Dual Agent
<input type="checkbox"/> Transaction Coordinator
<input type="checkbox"/> None of the Above |
|--|------------|---|

AFFILIATED LICENSEE DISCLOSURE (Check one)

Check here if acting as a designated agent. Only the licensee's broker and a named supervisory broker have the same agency relationship as the licensee named below. If the other party in a transaction is represented by an affiliated licensee, then the licensee's broker and all named supervisory brokers shall be considered disclosed consensual dual agents.

Check here if not acting as a designated agent. All affiliated licensees have the same agency relationship as the licensee named below.

Further, this form was provided to the buyer or seller before disclosure of any confidential information.

Jessica Cooper

Licensee

Date

Licensee

Date

ACKNOWLEDGMENT

By signing below, the parties acknowledge that they have received and read the information in this agency disclosure statement and acknowledge that this form was provided to them before the disclosure of any confidential information specific to the potential sellers or buyers. **THIS IS NOT A CONTRACT.**

The undersigned _____ Does _____ Does Not have an agency relationship with any other real estate licensee.
If any agency relationship exists, the undersigned is represented as a _____ Seller _____ Buyer.

Potential Buyer Seller (check one)

Potential Buyer Seller (check one)

Date



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