



Seller's Disclosure Statement

Property Address: 5839 W Canineo Rd Vassar, MI 48768 9437 W. Saginaw Rd. Lichville, MI
Street City, State, Zip Code

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.

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 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 N/A (non-applicable). If you do not know the facts, check UNKNOWN. EFFECTIVE JANUARY 8 1994, FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order (the items below are included in the sale of the property only if the purchase agreement so provides):

Table with columns: Yes, No, Unknown, Not Available. Rows include: Range/oven, Dishwasher, Refrigerator, Water softener/Conditioner, Disposal, TV antenna, TV rotor & Controls, Electrical system, Garage door opener & remote control, Alarm system, Intercom, Central Vacuum, Attic fan, Pool heater, wall liner & Equipment, Microwave, Trash compactor, Ceiling fan, Sauna/hot tub, Lawn sprinkler system, Water heater, Plumbing system, Hood/fan, Well & Pump, Septic tank & drain field, Sump pump, City water system, City sewer system, Central air conditioning, Wall furnace, Humidifier, Electronic air filter, Solar heating system, Fireplace & Chimney, Wood burning system, Washer, 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/Crawlspace: Has there been evidence of water? Yes No
2. Insulation: Describe if known: BROWN IN Urea Formaldehyde Foam Insulation (UFFI) is installed? Unknown Yes No
3. Roof: Approximate age if known: 4 YEARS Leaks? No
4. Well: Type of well (depth/diameter, age and repair history, if known): UNUSED WELL AND PUMP ON PROPERTY, CITY WATER Has the water been tested? Unknown Yes No
5. Septic tanks/drain fields: Condition if known: CITY SEWER
6. Heating system: Type/approximate age: UNKNOWN WORKS WELL

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7. Plumbing system: Type: Copper Galvanized Other Any known problems? NO PROBLEMS

8. Electrical System: Any known problems? NO PROBLEMS

9. History of infestation: If any, (termites, carpenter ants, etc.) NONE

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: UNKNOWN

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

If the answer to any of these questions is yes, please explain, Attach additional sheets, if necessary:

Other Items: Are you aware of any of the following:

- 1. Features of the property shared in common with the adjoining landowners, subject as walls, fences, roads, and driveways, or other features whose use or responsibility of 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 homeowner's 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: ASSESSMENT FOR WATER TREATMENT PLANT INCLUDED IN QUARTERLY SEWER BILL

The seller has lived in the residence on the property from NEVER (Date) to _____ (Date)
The Seller has owned the property since AUGUST 2025 (Date)

The seller has indicated above the condition of all items based on the 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 BUYERS'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller: [Signature]

Date: FEBRUARY 2, 2026

Seller: _____

Date: _____

Buyer has read and acknowledges receipt of this statement

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Disclaimer: please review both the form and details of the particular transactions to ensure that each section is appropriate for the transaction. Living the Dream Real Estate Team, LLC is not responsible for the use or misuse of the form for misrepresentation of, or warranties made in connection with this form.

Buyers Initials _____

Sellers Initials HB

LEAD BASED PAINT SELLER'S DISCLOSURE FORM

Lead Warning Statement

Every purchase 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-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. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

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[X] Housing was built after December 31, 1977, and no further disclosure is required.
[] Seller has no knowledge and records of lead-based paint and/or lead-based paint hazards in the housing.
[] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

[] Seller has provided the purchase with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

Seller certifies that to the best of his/her knowledge, the Seller's statements above are true and accurate.

Date: 2-2-26 Seller(s): [Signature]
Date: _____

ADDENDUM TO SALES CONTRACT
LEAD-BASED PAINT

Note: This Addendum must be used in connection with the sale and purchase of residential property built prior to 1978.

Purchaser acknowledges that prior to signing the Sales Contract for property know as 8002 Woodland Dr Oshtemo, MI 48759
9457 W. Saginaw Rd. Purchaser has received and reviewed a copy of the Lead-Based Paint Seller's Disclosure Form completed by the seller on _____, 2022, the terms of which are incorporated herein by reference and has received the federally approved pamphlet - Protect Your Family From Lead In Your Home.

Check One
[] Purchaser shall have a 10 day opportunity after the date of this agreement to conduct an inspection of the property for the presence of lead-based paint and/or lead-based paint hazards. (Federal regulations require a 10 day period or other mutually agreed upon period of time.) If purchaser is not satisfied with the results of this inspection, upon notice from the purchaser to seller within this period, the Sales Contract shall terminate and any deposit shall be refunded to purchaser.

[] Purchaser hereby waives his/her opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
Purchaser(s): _____ Seller(s): [Signature]
Date: _____ Date: _____

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 insure compliance.
Agent certifies that to the best of his/her knowledge, the Agent's statement above is true and accurate.

Date: 2-2-26 Agent: [Signature]

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 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 or 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 the 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, buyers' agents, and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Sellers' agents and 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), or (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. Buyer's agents and 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), or (d) above may be waived by the execution of a limited service agreement.

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.

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.

Licensee Disclosure (check on)

I hereby disclose that the agency status of the licensee named below is:

- Seller's Agent
- Seller's Agent - Limited Service Agreement
- Buyer's Agent
- Buyer's Agent - Limited Service Agreement
- Dual Agent
- None of the above

Affiliated Licensee Disclosure (check one)

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.

All affiliated licensees have the same agency relationships as the licensee named below. Further, this form was provided to the buyer or seller before disclosure of any confidential information.

[Signature]
Licensee

2-2-26
Date

Acknowledgement

By signing below, the parties confirm that they have received and read the information in this agency disclosure statement and that this form was provided to them before the disclosure of any confidential information specific to the potential sellers or buyers.

[Signature]
Potential Buyer Seller

FEB 2, 2026
Date

Potential Buyer Seller

Date