

- 27. **HOME SURVEILLANCE:** Seller understands that use of an audio surveillance device during showings, open houses or inspections of the Property may result in a violation of state and/or federal criminal wiretapping statutes.
- 28. **LIMITATION:** Seller and Brokerage Firm agree that any and all claims or lawsuits between the parties relating to this agreement must be filed no more than six (6) months after the date of termination of this agreement. The parties waive any statute of limitations to the contrary.
- 29. **ELECTRONIC COMMUNICATIONS:** The parties agree that this agreement, any amendment or modification of this agreement and/or any written notice or communication in connection with this agreement may be delivered by electronic mail via the contact information set forth above. Any such communication shall be deemed delivered at the time it is sent or transmitted. The parties agree that the electronic signatures and initials shall be deemed to be valid and binding upon the parties as if the original signatures or initials were present in the documents in the handwriting of each party.
- 30. **MERGER:** This agreement constitutes the entire agreement between the parties, and any prior agreements, whether oral or written, have been merged and integrated into this agreement.
- 31. **SIGNATORIES/COUNTERPARTS:** The undersigned Seller represents that all parties in title are a signatory on this agreement. This agreement may be signed in any number of counterparts.
- 32. **OTHER:** Listing agent will request buyers agent to put compensation requests in a purchase offer.

- 33. **CANCELLATION:** This agreement can be CANCELLED or REVOKED only by mutual consent in writing.
- 34. **RECEIPT:** Seller has read this agreement and acknowledges receipt of a completed copy of this agreement.

Accepted by:

Great Lakes Realty & Auction _____

(Brokerage Firm)

 Diane McMurphy 08/21/25 10:19 AM

(Designated Agent)

 Richard Chwalek 08/21/2025

(Seller) **Richard Chwalek**

 Deborah Chwalek 08/21/2025

(Seller) **Deborah Chwalek**

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

Seller's Disclosure Statement

Property Address: 19636 Greenville Trail Atlanta MICHIGAN
Street City, Village or Township

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="radio"/>				Lawn sprinkler system	<input checked="" type="radio"/>			
Dishwasher	<input checked="" type="radio"/>				Water heater	<input checked="" type="radio"/>			
Refrigerator	<input checked="" type="radio"/>				Plumbing system	<input checked="" type="radio"/>			
Hood/fan	<input checked="" type="radio"/>				Water softener/conditioner				<input checked="" type="radio"/>
Disposal				<input checked="" type="radio"/>	Well & pump	<input checked="" type="radio"/>			
TV antenna, TV rotor & controls	<input checked="" type="radio"/>				Septic tank & drain field	<input checked="" type="radio"/>			
Electric System					Sump pump	<input checked="" type="radio"/>			
Garage door opener & remote control	<input checked="" type="radio"/>				City water system				<input checked="" type="radio"/>
Alarm system				<input checked="" type="radio"/>	City sewer system				<input checked="" type="radio"/>
Intercom				<input checked="" type="radio"/>	Central air conditioning	<input checked="" type="radio"/>			
Central vacuum				<input checked="" type="radio"/>	Central heating system	<input checked="" type="radio"/>			
Attic fan				<input checked="" type="radio"/>	Wall furnace				<input checked="" type="radio"/>
Pool heater, wall liner & equipment					Humidifier				<input checked="" type="radio"/>
Microwave	<input checked="" type="radio"/>				Electronic air filter				<input checked="" type="radio"/>
Trash compactor					Solar heating system				<input checked="" type="radio"/>
Ceiling fan	<input checked="" type="radio"/>				Fireplace & chimney	<input checked="" type="radio"/>			
Sauna/hot tub	<input checked="" type="radio"/>				Wood burning system				<input checked="" type="radio"/>
Washer	<input checked="" type="radio"/>				Dryer	<input checked="" type="radio"/>			

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: No
2. **Insulation:** Describe, if known: Blanket
 Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown _____ yes _____ no _____
3. **Roof:** Leaks? yes _____ no _____
 Approximate age if known: 20 years old
4. **Well:** Type of well (depth/diameter, age and repair history, if known): No issues
 Has the water been tested? yes _____ no _____
 If yes, date of last report/results: Yes 20+ years ago

BUYER'S INITIALS _____
 SELLER'S INITIALS RC DC