



Metzger Property Services, LLC

Agency Disclosure Form

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana and Michigan law.

Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC and John Burnau (MPS, LLC Agents) represent,

The Owner: X The Purchaser: _____ (check which applies)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

Brd Burnau 4/18/24
Owner Date

Brandi Bamback 4/18/24
Owner Date

Owner Date

Owner Date

Purchaser Date

Purchaser Date



Lead-Based Paint & Lead-Based Paint Hazards Disclosure of Information

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 but not limited to; learning disabilities, behavioral problems, reduced intelligence quotient 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 of possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initially)

Initial:

DM BB

Check below which best applies:

I. Presence of lead-based paint and or lead-based hazards:

Known lead-based paint and/or lead-based paint hazards are present in the housing.

Explain: _____

X Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing

II. Reports & Records available to the seller

Seller has provided the purchaser with all available records & reports pertaining to lead-based paint and/or lead-based paint hazards. Please list below

List: _____

X Seller has no reports or records pertaining to lead-based paint & hazards in the housing.

Purchaser's Acknowledgement (initial)

Initial:

BM BB

III. Purchaser has received copies of all information listed above

IV. Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home"

V. Purchaser has: (check which applies)

Received a 10-day opportunity, or mutually agreed upon time period, to conduct a risk assessment or inspection for the presence of lead-based paint &/or hazards or have

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint &/or lead-based paint hazards

Agent's Acknowledgment (initial)

CAM

Agent has informed the seller of the seller's obligation under 42 U.S.C. 4852(d) and is aware of his or 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 provided is true and accurate.

And Bambuck
Seller's Signature

4/18/24
Date

Brandi Bambuck
Seller's Signature

4/18/24
Date

Ehad
Agent's Signature

Date

Agent's Signature

Date

Purchaser's Signature

Date

Purchaser's Signature

Date

Seller's Disclosure Statement

MICHIGAN

Property Address 13484 Riverside Dr. Dearborn MI. 49642
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 substitute 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 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
Range/oven	✓			
Dishwasher	✓			
Refrigerator	✓			
Hood/fan	✓			
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 compacter		✓		
Ceiling fan		✓		
Sauna/hot tub		✓		

	Yes	No	Unknown	Not Available
Washer	✓			
Dryer	✓			
Lawn sprinkler system		✓		
Water heater	✓			
Plumbing system	✓			
Water softener/conditioner			✓	
Well & pump	needs well pump			
Septic Tank & drain field	✓			
Sump pump		✓		
City water system		✓		
City sewer system		✓		
Central air conditioning	✓			
Central heating system	✓			
Wall furnace		✓		
Humidifier	✓			
Electronic air filter	✓			
Solar heating system		✓		
Fireplace & chimney		✓		
Wood burning system		✓		

Explanation (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 and additional information:

- Basement/Crawlspace:** Has there been evidence of water? yes _____ no ☒
- If yes, please explain: _____
- Insulation:** Describe, if known: _____
Urea formaldehyde Foam Insulation (UFFI) is installed? unknown _____ yes _____ no ☒
- Roof:** Leaks? _____
Approximate age if known: unknown
- Well:** Type of well (depth/diameter, age and repair history, if known): unknown
Has the water been tested? yes _____ no ☒
If yes, date of last report/results: _____
- Septic tanks/drain fields:** Condition, if known: good
- Heating system:** Type/approximate age: 2017
- Plumbing system:** Type: copper _____ galvanized _____ other X
Any known problems? NO
- Electrical system:** Any known problems? NO
- History of infestation,** if any: (termites, carpenter ants, etc.) NO

Seller's Initials

Buyer's Initials

Seller's Disclosure Statement

Property Address: 13484 Riverside Dr. Constantine MI 49042 MICHIGAN
Street City, Village or Township

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 the 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 condition 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.

BUYER IS 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 ALSO 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 Braneli Bambrick Date 4/18/24
Seller Braneli Bambrick Date 4/18/24

Buyer has read and acknowledges receipt of this statement.

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

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