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MICHIGAN ASSOCIATION OF REALTORS®

Seller's Disclosure Statement

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Property Address: 715 West Glass Road, Ortonville, (Groveland Twp.) Michigan 48462 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
Range/oven	X			
Dishwasher				X
Refrigerator	X			
Hood/fan	X			
Disposal	X			
TV antenna, TV rotor & controls				X
Electric System	X			
Garage door opener & remote control	X			
Alarm system				X
Intercom				X
Central vacuum				X
Attic fan				X
Pool heater, wall liner & equipment				X
Microwave	X			
Trash compactor	X			
Ceiling fan				X
Sauna/hot tub	X			
Washer	X			

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

Explanations (attach additional sheets, if necessary): AC unit serviced, verified to have leak in evaporator by Andy's Stove work.

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 X
   If yes, please explain: ____
2. **Insulation:** Describe, if known: ____
   Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown ____ yes ____ no X
3. **Roof:** Leaks? yes ____ no ____
   Approximate age, if known: new 2020
4. **Well:** Type of well (depth/diameter, age and repair history, if known): unknown age no issues
   Has the water been tested? yes X no ____
   If yes, date of last report/results: 2018

BUYER'S INITIALS ____

SELLER'S INITIALS CH CH

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5. Septic tanks/drain fields: Condition, if known: Good condition, cleaned 2020
6. Heating system: Type/approximate age:
7. Plumbing system: Type: copper _____ galvanized _____ other X
   Any known problems? no issues
8. Electrical system: Any known problems? 2 chimney switches at back door
9. History of infestation, if any: (termites, carpenter ants, etc.)
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 X
    If yes, please explain:
11. Flood Insurance: Do you have flood insurance on the property? unknown _____ yes _____ no X
12. Mineral Rights: Do you own the mineral rights? unknown X 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 X
2. Any encroachments, easements, zoning violations or nonconforming uses? unknown X 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 X
4. Structural modifications, alterations or repairs made without necessary permits or licensed contractors? unknown X yes _____ no _____
5. Settling, flooding, drainage, structural or grading problems? unknown _____ yes _____ no X
6. Major damage to the property from fire, wind, floods, or landslides? unknown _____ yes _____ no X
7. Any underground storage tanks? unknown _____ yes _____ no X
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? unknown _____ yes _____ no X
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown _____ yes _____ no X
10. Any outstanding municipal assessments or fees? unknown _____ yes _____ no X
11. Any pending litigation that could affect the property or the Seller's right to convey the property? unknown _____ yes _____ no X

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 2, 2016 (date) to Current (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 OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller [signature] Date: 9.20.2026
Seller [signature] Date: 9.20.2026

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 form for misrepresentation or for warranties made in connection with the form.

FORM H JAN/06
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RE/MAX ECLIPSE

LEAD-BASED PAINT SELLER'S DISCLOSURE FORM

PURPOSE OF THIS STATEMENT: The information provided in this statement is required to be provided by all Sellers of residential housing built before 1978. This statement is required by the Residential Lead-based Hazard Reduction Act of 1992 (42 U.S.C. 4852d), which went into effect in 1996.

715 West Glass Road, Ortonville (Groveland Twp), Michigan 48462
Legal Address

The residence at this address was constructed after January 1, 1978: (Seller must initial one.)

2002 *Yes _____ No _____ Unknown

*If YES is initialed, omit the rest of this disclosure and sign below, otherwise, complete the following Seller's portion and sign below.

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)

N/A (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Know lead-based and/or lead-based paint hazards are present in the housing (explain):

_____

☐ Seller has no knowledge of lead-based paint and/or lead-based hazards in the housing.

N/A (b) Records and reports available to the seller (check one below):

☐ Seller has provided 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 statement above are true and accurate.

Date: 09/26/2026 Clayton Hampton
Seller

Date: 09/26/2026 Cortney Hampton
Seller

II. Agent's Acknowledgment (initial)

DH WCB 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.

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

Date: 09/25/2026 Wesley C. Brooks Donald Horne
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 hazards;

☐ 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

Date: _____ _____
Purchaser

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RE/MAX ECLIPSE

PERSONAL PROPERTY FORM

PROPERTY ADDRESS: 715 West Glass Road, Ortonville (Groveland Twp.), Michigan 48462

Disclosure of personal property being removed from the property at the time of or prior occupancy as well as items to be left remaining with the property, receiving zero mortgageable value. Items such as but not limited to: Lighting Fixtures, Window Treatments, Appliances, Built in Fixtures, Landscaping or Perennial Plantings, Children's Play Equipment, Firewood, Construction Materials, Farm or Lawn Equipment, Debris, Waste, Scrap, Rubbish. Any "attached" item not listed to be removed will be considered as part of the real estate. Any "unattached" items shall be removed by seller.

**It is suggested that any and all excluded items be removed prior to any showings.*

INCLUDED	EXCLUDED
mudroom - armoire cabinet - coat racks, both - wood ring - mini bench - 2 drawer shelf Basement bath - corner shelf unit Basement - 2 electric fireplaces - round glass table w/chairs x2 - 2 leather sofas - coffee table - projector w/screen - white table, 3 chairs Garage - - Cub cadet mower - shelving units - corner tables	Garage - grey chest with tools

Initialing below, all parties acknowledge that RE/MAX Eclipse does not guarantee or warranty the condition, operation or age of the above items. The above items listed have no mortgageable or monetary value.

Purchaser/s Initials

Seller/s Initials

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INCLUDED	EXCLUDED
Basement cont., - stage - 2 bookshelves Kitchen – Dinning table & benches " " Home coat rack with bench Living room – - Sofa - leather chair - TV stand - TV Master Bedroom - Bedroom set Bed, dresser, 2 night stands - TV	Basement – Table behind sofa Living room - Ironing board

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Purchaser/s Initials

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Seller/s Initials

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**It is suggested that any and all excluded items be removed prior to any showings.*

INCLUDED	EXCLUDED
Bed room 2. North west Corner. - Bed - night stand - desk Bedroom 3 - South west corner - Bed - night stand - 2 drawer shelf - Book tree Bedroom 4 -TV w/ overhead shelf Outside - Hot tub	Bedroom 4 - All furniture

Initialing below, all parties acknowledge that RE/MAX Eclipse does not guarantee or warranty the condition, operation or age of the above items. The above items listed have no mortgageable or monetary value.

Purchaser/s Initials

Seller/s Initials