



SELLER'S DISCLOSURE STATEMENT  
OF THE  
GREATER KALAMAZOO ASSOCIATION OF REALTORS® ("GKAR")



**Applicability of seller disclosure requirements.**

The seller disclosure requirements apply to the transfer of any interest in real estate consisting of not less than 1 or more than 4 residential dwelling units, whether by sale, exchange, installment land contract, lease with an option to purchase, or ground lease coupled with proposed improvements by the purchaser or tenant, or a transfer of stock or an interest in a residential cooperative.

**Seller Disclosure requirements; exceptions.**

The seller disclosure requirements do not apply to any of the following:

- (a) Transfers pursuant to court order, including, but not limited to, transfers ordered by a probate court in administration of an estate, transfers pursuant to a writ of execution, transfers by any foreclosure sale, transfers by any foreclosure sale, transfers by a trustee in bankruptcy, transfers by eminent domain, and transfers resulting from a decree for specific performance.
- (b) Transfers to a mortgagee by a mortgagor or successor in interest who is in default, or transfers to a beneficiary of a deed of trust by a trustor or successor in interest who is in default.
- (c) Transfers by a sale under a power of sale or any foreclosure sale under a decree of foreclosure after default in an obligation secured by a mortgage or deed of trust or secured by any other instrument containing a power of sale, or transfers by a mortgagee or a beneficiary under a deed of trust who has acquired the real property at a sale conducted pursuant to a power of sale under a mortgage or deed of trust or a sale pursuant to a decree of foreclosure or has acquired the real property by a deed in lieu of foreclosure.
- (d) Transfers by a nonoccupant fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust.
- (e) Transfers from 1 co-tenant to 1 or more other co-tenants.
- (f) Transfers made to a spouse, parent, grandparent, child, or grandchild.
- (g) Transfers between spouses resulting from a judgment of divorce or a judgement of separate maintenance or from a property settlement agreement incidental to such a judgment.
- (h) Transfers or exchanges to or from any governmental entity.
- (i) Transfers made by a person licensed under article 24 of Act No. 299 of the Public Acts of 1980, being sections 339.2401 to 399.2412 of the Michigan Compiled Laws, of newly constructed residential property that has not been inhabited.

**Disclaimer:** This form is provided as a service of GKAR. Please review the form and details of the particular transaction. GKAR is not responsible for use or misuse of the form for misrepresentation or warranties made in connection with the form.

# SELLER'S DISCLOSURE STATEMENT

**Property Address:** 7287 Brindle Trail

Kalamazoo

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 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 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 below are included in the sale of the property only if the purchase agreement so provides):

Item	Yes	No	Unknown	Not Available
Range/Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV antenna, TV rotor & controls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage door opener & remote control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarm system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Attic fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pool heater, wall liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna/hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Item	Yes	No	Unknown	Not Available
Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lawn sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well & pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water softener/ conditioner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Septic tank & drain field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
City water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central air conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central heating system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wall furnace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electronic air filter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solar heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wood burning system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

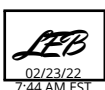
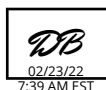
**Property conditions, improvements & additional information:**

**1. Basement/crawl space:** Has there been evidence of water? ..... yes  no

If yes, please explain: \_\_\_\_\_

**2. Insulation:** Describe, if known \_\_\_\_\_

Urea Formaldehyde Foam Insulation (UFFI) is installed? ..... unknown  yes  no



- 3. **Roof: Leaks?** ..... yes  no   
 Approximate age if known 13 years  
 If yes, date of last report/results: \_\_\_\_\_
- 4. **Well: Type of well (depth/diameter, age, and repair history, if known):** \_\_\_\_\_  
 Has the water been tested? ..... yes  no   
 If yes, date of last report/results: \_\_\_\_\_
- 5. **Septic tanks/drain fields: Condition, if known:** \_\_\_\_\_
- 6. **Heating System:** Type/approximate age: Forced air, 13 years old
- 7. **Plumbing system:** Type: copper  galvanized  other   
 Any known problems? \_\_\_\_\_
- 8. **Electrical system:** Any known problems? \_\_\_\_\_
- 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 the 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
  - 10. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? ..... unknown  yes  no
  - 11. Any outstanding municipal assessments or fees? ..... unknown  yes  no
  - 12. 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 07/06/2009 (date) to 02/21/2022 (date). The seller has owned the property since 07/06/2009 (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.

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 THAT 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, HOMESTEAD 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 OBLIGATION CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller Dean Birkmeier dotloop verified 02/23/22 7:39 AM EST PODP-WZX-XDL6-RY5E Date \_\_\_\_\_  
 Seller Lyndan Birkmeier dotloop verified 02/23/22 7:46 AM EST QTNZ-MDC-DLAW-083G Date \_\_\_\_\_

Buyer has read and acknowledges receipt of this Seller's Disclosure Statement.

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Time: \_\_\_\_\_  
 Buyer \_\_\_\_\_ Date \_\_\_\_\_ Time: \_\_\_\_\_



**RESPONSIBILITIES OF SELLERS UNDER  
RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT  
GREATER KALAMAZOO ASSOCIATION OF REALTORS®**



*Information for Seller and Buyers*

The disclosure requirements listed below are imposed on sellers of residential housing **built prior to 1978**.

1. Sellers must disclose the presence of any lead-based paint hazards actually known to the seller. A Lead-Based Paint Seller's Disclosure Form for providing such information is provided on page two. This disclosure must be made prior to the sellers' acceptance of the buyers' offer. An offer may not be accepted until after the disclosure requirements are satisfied and the buyers have had an opportunity to review the disclosure language, and to amend their offer, if they wish.
  - a. If the sellers are aware of the presence of lead-based paint and/or lead-based paint hazards in the property being sold, the disclosure must include any information available concerning the known lead-based paint and/or lead-based paint hazard, including the following:
    - i. The sellers' basis for determining that lead-based paint and/or lead-based paint hazards exist;
    - ii. The location of the lead-based paint and/or lead-based paint hazards; and
    - iii. The condition of the painted surfaces.
  - b. If a lead-based paint hazard is not known to the seller, the disclosure must include a statement disclaiming such knowledge.
  - c. The sellers must provide a list of any records and reports available to sellers pertaining to lead-based paint and/or lead-based paint hazards, copies of which must be provided to the buyers. (If no such records and reports exist, the disclosure statement should affirmatively so state.)
  - d. The disclosure must include the following government-mandated 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 threat 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.
2. Sellers must provide buyers with a copy of the federal pamphlet entitled Protect Your Family From Lead In Your Home. Again, a copy of this pamphlet is available from your REALTOR®.
3. Sellers must permit a buyer a ten (10) day period (unless the parties mutually agree, in writing, upon a different period of time) to have the property tested for lead-based paint before the buyers become obligated under the Buy and Sell Agreement.

By signing on page two, the parties acknowledge that the REALTOR®(s) have reviewed the contents of the Responsibilities of Sellers Under Residential Lead-Based Paint Hazard Reduction Act with me and provided a copy.



## LEAD-BASED PAINT SELLER'S DISCLOSURE FORM



### 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 threat 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.



This disclosure is in regards to a residential dwelling commonly known as 7287 Brindle Trail, Kalamazoo, MI 49009



### SELLER'S DISCLOSURE (initial all paragraphs that apply)

   Seller represents that the above described residential dwelling was constructed after 12/31/77 and thereby is exempt under 42 U.S.C.4852d, regarding lead-based paint disclosure regulations.


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


   Seller has no reports or records pertaining to lead-based paints 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 the following records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing, which seller shall provide to Purchaser upon receipt of an acceptable Buy & Sell Agreement.

Seller(s) have reviewed the information above and on page one, and certify, to the best of their knowledge, that the information they have provided is true and accurate.


SELLER Dean Birkmeier 

SELLER Lyndee Birkmeier 

DATE \_\_\_\_\_

DATE \_\_\_\_\_

**LISTING AGENT'S ACKNOWLEDGMENT** Agent has informed the Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

LISTING AGENT Janice Allen 

LISTING OFFICE Jaqua Realtors DATE \_\_\_\_\_

### BUYER'S ACKNOWLEDGMENT (initial all paragraphs that apply)

Buyer has received copies of all information listed above, if any

Buyer has received the federally approved pamphlet *Protect Your Family From Lead In Your Home*.

**Buyer has** (initial only one below):

Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards.

**OR**

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

Buyer(s) have reviewed the information above and on page two, and certify, to the best of their knowledge, that the information they have provided is true and accurate.

BUYER \_\_\_\_\_

BUYER \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

**SELLING AGENT'S ACKNOWLEDGMENT** Agent is aware of his/her responsibility to ensure compliance of the above parties under 42 U.S.C. 4852d.

SELLING AGENT \_\_\_\_\_

SELLING OFFICE \_\_\_\_\_ DATE \_\_\_\_\_