



DISCLOSURE REGARDING AFFILIATED BUSINESS ASSOCIATIONS

This is to give notice Coldwell Banker AJS-Schmidt, Coldwell Banker Woodland Schmidt, or Coldwell Banker Schmidt Realtors has a business relationship with Woodland Title Agency, LLC, d/b/a as SRC Title Agency and Coast One Mortgage, LLC. The owners of Coldwell Banker AJS-Schmidt, Coldwell Banker Woodland Schmidt, and/or Coldwell Banker Schmidt Realtors have ownership in Woodland Title Agency, LLC and Coast One Mortgage. Because of these relationships, the referrals may provide Coldwell Banker AJS-Schmidt, Coldwell Banker Woodland Schmidt, and/or Coldwell Banker Schmidt Realtors a financial or other benefit.

Set forth attached is the estimated charge or range of charges for title insurance settlement services listed and below are estimated charges or range of charges for Coast One Mortgage. While we encourage you to use Woodland Title Agency, LLC, d/b/a as SRC Title Agency and Coast One Mortgage, you are not required to do so as a condition for the purchase/sale of the subject property.

Note: These charges are the rates filed with the State of Michigan for Chicago Title Insurance Corporation. There may also be credits available for Simultaneous Issued Mortgage Policies of title insurance and reissue credit for an existing title policy.

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AND OTHER MORTGAGE SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Service Provider	Coast One Mortgage LLC
Fee/Service Name	Charges or Range
Administration Fees	\$1195 or up to 1% of the loan amount depending on loan product
Loan Discount Points (optional)	0-5% depending on rate chosen
Processing Fee	\$495 for a Home Equity Line of Credit

ACKNOWLEDGEMENT: By signing below, the parties confirm that they have received and read this Affiliated Business Arrangement Disclosure.

Potential Buyer	Date
Potential Buyer	Date
Potential Seller	Date
Potential Seller	Date



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 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. 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.

- (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 provision 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 of 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 receipts and disbursements affecting that party.

SELLER’S AGENT

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, buyer’s agents and/or transaction coordinators. A subagent of the seller is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller’s agents and their subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller.

The duties that a seller’s agent and subagent owe to the seller include:

- Promoting the best interests of the seller
- Fully disclosing to the seller all facts that might affect or influence the seller’s decision to accept an offer to purchase
- Keeping confidential the seller’s motivations for selling
- Presenting all offers to the seller
- Disclosing to the seller all information known to the seller’s agent about the identity of all buyers and the willingness of those buyers to complete the sale or to offer a higher price

BUYER’S AGENTS

A buyer’s agent, under a buyer’s agency agreement with the buyer, acts solely on behalf of the buyer. A subagent of the buyer is one who has agreed to work with the buyer’s agent and who, like the buyer’s agent, acts solely on behalf of the buyer. Buyer’s agents and their subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer.

The duties that a buyer’s agent and subagent owe to the buyer include:

- Promoting the best interests of the buyer
- Fully disclosing to the buyer all facts that might affect or influence the buyer’s decision to tender an offer to purchase
- Keeping confidential the buyer’s motivations for buying
- Presenting all offers on behalf of the buyer
- Disclosing to the buyer all information known to the buyer’s agent about the willingness of the seller to complete the sale or to accept a lower price

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. 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.

In such a dual agency situation, the licensee will not be able to disclose all known information to either the seller or the buyer. As a dual agent, the licensee will not be able to provide the full range of fiduciary duties to the seller or the buyer.

TRANSACTION COORDINATOR

A transaction coordinator is a licensee who is not acting as an agent of either the seller or the buyer, yet is providing services to complete a real estate transaction. The transaction coordinator is not an agent for either party and therefore owes no fiduciary duty to either party. The transaction coordinator is not the advocate of either party and therefore has no obligation to “negotiate” for either party. The responsibilities of the transaction coordinator typically include:

- Providing access to and the showing of the property
- Providing access to market information
- Providing assistance in the preparation of a buy and sell agreement which reflects the terms of the parties’ agreement
- Presenting a buy and sell agreement and any subsequent counteroffers
- Assisting all parties in undertaking all steps necessary to carry out the agreement, such as the execution of documents, the obtaining of financing, the obtaining of inspections, etc.



DESIGNATED AGENCY

A buyer or seller with a designated agency agreement is represented only by agents specifically named in the agreement. Any agents of the firm not named in the agreement do not represent the buyer or seller. The named "designated" agent acts solely on behalf of his or her client and may only share confidential information about the client with the agent's supervisory broker who is also named in the agreement. Other agents in the firm have no duties to the buyer or seller and may act solely on behalf of another party in the transaction.

REAL ESTATE LICENSEE DISCLOSURE – THIS IS NOT A CONTRACT FOR AGENCY SERVICES

I hereby disclose that the agency status I/we have with the buyer and/or seller below is (choose one)

- Seller's agent or subagent
- Seller's agent – limited service agreement
- Buyer's agent or subagent
- Buyer's agent – limited service agreement
- Dual agent
- Transaction Coordinator (a licensee who is not acting as an agent of either the seller or the buyer)
- None of the above

AFFILIATED LICENSEE DISCLOSURE

If licensee is acting as a designated agent, 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.

This form was provided to the buyer or seller before disclosure of confidential information.

Selling Agent Date

Listing Agent Date

The undersigned does does not have an agency relationship with any other real estate licensee. If an agency relationship exists, the undersigned is represented as a buyer or seller.

Buyer/Seller acknowledges that the commission paid to Coldwell Banker AJS-Schmidt, Coldwell Banker Woodland Schmidt or Coldwell Banker Schmidt Realtors will consist of \$295 plus a percentage of the purchase price.

ACKNOWLEDGEMENT: By signing below, the parties confirm that they have received and read this Agency Disclosure Statement and Real Estate Agency Disclosure.

Potential Buyer	Date
Potential Buyer	Date
Potential Seller	Date
Potential Seller	Date



All fields marked with an asterisk () and Bold Text are required.

*CONDO Yes/No, *County, *Asking Price \$, *Address, *City, *Township, *Section #, *Town, *Range, *ECO-FRIENDLY FEATURES, *IDX, Listing Syndication

AGENT / OFFICE: *List Agent 1, List Office 1, List Agent 2, List Office 2, *Commission, *Buyers Agent, *Subagent, *Transaction Coord, *Variable Rate, *Confidential, *Listing Agreement Type, *List Date, *Expire Date

GENERAL INFORMATION: *School District, *Apex Year Built, *Yr Updated, *Yr Remodeled, *Sign, Lot#, *Lot Dimensions, *Garage Capacity, *Above Grade FINISHED SF, *Below Grade UNFINISHED SF, *Occupant, *Deeded Waterfront, Waterfront Footage, Body of Water, Lake Size, Dual MLS #

Table with columns: ROOM, APX SIZE, LEVEL, FLOOR COVERING. Rows include Living Room, Kitchen, Bedroom 1, Bedroom 3, Laundry Room, Dining Room, Family Room, Bedroom 2, Bedroom 4, Other.

*Bedrooms: None, 1, 2, 3, 4, 5, 6; *Baths Level: *Upper, *Main, *Lower; *# of Baths: *Full, *3/4, *1/2; *Master Bath (Private/Shared/None)

FINANCING: *Tax #, *Legal (255), *Directions (255), Summer Taxes, Winter Taxes, Other Tax, Total Taxes, *SEV, *SEV Year, Taxable Value, Annual Association Dues, Principal Residence, Assessment, *Type of Ownership: Bank Owned, Corporate Owned, Private Owner, Relocation, Court Approval Required, In Redemption, Short Sale, Estate, Auction

Broker's initials certify that a Listing Agreement duly signed by the property owner and designating exclusive right to sell, or exclusive agency, is on file. Broker Initials: [] Seller's Initials: []

(1) Class
RE

Multiple Listing Service for
Northern Great Lakes REALTORS® MLS, LLC
RESIDENTIAL DATA FORM

MLS # _____

REMARKS

*PUBLIC REMARKS (2,000):

AGENT ONLY REMARKS (2,000):

*SHOWING INSTRUCTIONS (512):

GREEN

GREEN CERTIFICATION/RATING **(Required – Certificate of Certification/Rating Documentation)*

National Green Bldg Standard: Bronze Silver Gold Emerald NAHB Model Green Home Bldg Guidelines: Bronze Silver Gold

Energy Star Qualified Rating #: 1 2 3 4 5 5+ All Indoor Air Quality Yes No

LEED for Homes: Certified Silver Gold Platinum LEED for Neighborhood Development: : Certified Silver Gold Platinum

Home Energy Rating System – HERS Index # _____ Year Rated _____ Other Green Certification _____

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FEATURES: CHECK ALL THAT APPLY

- A *WATER FEATURES**
- 1 GREAT LAKE
 - 2 RIVER
 - 3 CREEK
 - 4 POND
 - 5 CANAL
 - 6 INLAND LAKE
 - 7 PRIVATE LAKE
 - 8 PUBLIC LAKE
 - 9 ALL SPORTS
 - 10 NO WAKE
 - 11 NEAR PUBLIC ACCESS (within 500')
 - 12 PRIVATE FRONTAGE (WATER SIDE)
 - 13 PRIVATE FRONTAGE (ACROSS ROAD)
 - 14 PRIVATE DOCK
 - 15 DEEDED EASEMENT
 - 16 AVAILABLE FOR PURCHASE
 - 17 SANDY BOTTOM
 - 18 SOFT BOTTOM
 - 19 STONY BOTTOM
 - 20 ROCKY SHORELINE
 - 21 SANDY SHORELINE
 - 22 VEGETATION TO WATER'S EDGE
 - 23 GRADUAL SLOPE TO WATER
 - 24 BLUFF (LESS THAN 10 FT)
 - 25 BLUFF (GREATER THAN 10 FT)
 - 26 ISLAND
 - 27 WATER VIEW
 - 28 OTHER
 - 29 NONE

- B *FOUNDATION**
- 1 SLAB
 - 2 CRAWL SPACE
 - 3 BLOCK
 - 4 WOOD
 - 5 POURED CONCRETE
 - 6 STONE
 - 7 PIERS
 - 8 INSULATED CONCRETE PANELS
 - 9 MICHIGAN BASEMENT
 - 10 FULL
 - 11 FULL FINISHED
 - 12 FINISHED ROOMS
 - 13 UNFINISHED
 - 14 PARTIAL
 - 15 WALKOUT
 - 16 PLUMBED FOR BATH
 - 17 EGRESS WINDOWS
 - 18 DAYLIGHT WINDOWS
 - 19 ENTRANCE OUTSIDE
 - 20 ENTRANCE INSIDE
 - 21 SHARED STORAGE
 - 22 OTHER

- C *CONSTRUCTION**
- 1 FRAME
 - 2 MODULAR/BOCA
 - 3 MANUFACTURED/HUD
 - 4 MOBILE PRE-1976
 - 5 FULL LOG
 - 6 TIMBER FRAME
 - 7 BRICK
 - 8 BLOCK
 - 9 STEEL
 - 10 2X6 FRAMING
 - 11 INSULATED CONCRETE FORMS
 - 12 PANELIZED

- 13 TO BE BUILT
- 14 UNDER CONSTRUCTION
- 15 NEW CONSTRUCTION
- 16 OTHER

- D *ROOF**
- 1 ASPHALT
 - 2 WOOD
 - 3 METAL
 - 4 METAL/STEEL
 - 5 SLATE
 - 6 TILE
 - 7 COMPOSITE
 - 8 MEMBRANE
 - 9 TAR/GRAVEL
 - 10 OTHER

- E *EXTERIOR FINISH**
- 1 VINYL
 - 2 ALUMINUM
 - 3 LOG SIDING
 - 4 FULL LOG
 - 5 WOOD
 - 6 ROUGH SAWN
 - 7 STONE
 - 8 BRICK
 - 9 BLOCK
 - 10 STEEL
 - 11 STUCCO/DRIVIT
 - 12 MASONITE
 - 13 SHINGLE
 - 14 PRESS BOARD
 - 15 CEMENT BOARD
 - 16 ASBESTOS
 - 17 OTHER

- F *STYLE**
- 1 1 STORY
 - 2 1.5 STORY
 - 3 2 STORY
 - 4 2+ STORY
 - 5 BI-LEVEL
 - 6 TRI-LEVEL
 - 7 QUAD
 - 8 DUPLEX
 - 9 APARTMENT
 - 10 IN-LAW SUITE/APT
 - 11 TOWNHOUSE
 - 12 MANUFACTURED/SINGLE WIDE
 - 13 MANUFACTURED/DOUBLEWIDE
 - 14 RANCH
 - 15 RAISED RANCH
 - 16 LOG HOME
 - 17 LODGE
 - 18 FARM HOUSE
 - 19 CAPE COD
 - 20 FRENCH PROVINCIAL
 - 21 VICTORIAN
 - 22 CARRIAGE
 - 23 COLONIAL
 - 24 COTTAGE
 - 25 BUNGALOW
 - 26 A-FRAME
 - 27 CHALET
 - 28 SALT BOX
 - 29 EARTH BERM
 - 30 CONTEMPORARY
 - 31 CRAFTSMAN

- 32 ADULT FOSTER CARE
- 33 BED & BREAKFAST
- 34 OTHER

- G *INTERIOR FEATURES**
- 1 FORMAL DINING ROOM
 - 2 GREAT ROOM
 - 3 SOLARIUM/SUN ROOM
 - 4 BREAKFAST NOOK
 - 5 ISLAND KITCHEN
 - 6 PANTRY
 - 7 FOYER ENTRANCE
 - 8 MUD ROOM
 - 9 DEN/STUDY
 - 10 EXERCISE ROOM
 - 11 GAME ROOM
 - 12 WORKSHOP
 - 13 BUILT-IN BOOKCASE
 - 14 WALK-IN CLOSET(S)
 - 15 INTERCOM
 - 16 LOFT
 - 17 CATHEDRAL CEILING(S)
 - 18 BEAMED CEILING(S)
 - 19 VAULTED CEILINGS
 - 20 SKYLIGHTS
 - 21 BAY WINDOWS
 - 22 SOLID SURFACE COUNTERS
 - 23 GRANITE KITCHEN TOPS
 - 24 GRANITE BATH TOPS
 - 25 INDOOR POOL
 - 26 WET BAR
 - 27 JETTED TUB
 - 28 SAUNA
 - 29 DRYWALL
 - 30 PANELING
 - 31 FIXE-UPPER
 - 32 OTHER
 - 33 NONE

- H *FIREPLACES AND STOVES**
- 1 STOVE
 - 2 FIREPLACE(S)
 - 3 INSERT
 - 4 HEATILATOR STYLE
 - 5 MASONRY
 - 6 ELECTRIC
 - 7 GAS
 - 8 WOOD
 - 9 PELLET
 - 10 CORN
 - 11 OTHER
 - 12 NONE

- I *HEATING/COOLING TYPES**
- 1 BASEBOARD
 - 2 CEILING
 - 3 FORCED AIR
 - 4 GRAVITY AIR
 - 5 HOT WATER
 - 6 HEAT PUMP
 - 7 STEAM
 - 8 SPACE HEATER
 - 9 WALL
 - 10 FLOOR
 - 11 EXTERNAL WOOD BURNER
 - 12 CENTRAL AIR
 - 13 DUCTLESS A/C
 - 14 RADIANT FLOOR

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**Multiple Listing Service for
Northern Great Lakes REALTORS® MLS, LLC
RESIDENTIAL DATA FORM**

**(1) Class
RE**

MLS # _____

- 15 ELECTRIC AIR CLEANER
- 16 ELECTRIC AIR FILTER
- 17 HUMIDIFIER
- 18 WINDOW AIR CONDITIONER
- 19 ZONED/DUAL
- 20 OTHER
- 21 NONE

J *HEATING COOLING SOURCES

- 1 PROPANE
- 2 NATURAL GAS
- 3 ELECTRIC
- 4 WOOD
- 5 PELLET
- 6 SOLAR
- 7 GEOTHERMAL
- 8 OIL
- 9 MULTIPLE UNITS
- 10 OTHER
- 11 NONE

K *TV SERVICE/INTERNET AVAILABLE

- 1 CABLE TV
- 2 DISH TV
- 3 ANTENNA
- 4 CABLE INTERNET
- 5 DSL
- 6 WIFI
- 7 NO
- 8 UNKNOWN

L * APPLIANCES/EQUIPMENT

- 1 OVEN/RANGE
- 2 WALL OVEN
- 3 COOK TOP
- 4 INDOOR GRILL
- 5 MICROWAVE
- 6 EXHAUST FAN
- 7 DISPOSAL
- 8 DISHWASHER
- 9 TRASH COMPACTOR
- 10 REFRIGERATOR
- 11 FREEZER
- 12 WASHER
- 13 DRYER
- 14 HOT TUB
- 15 CENTRAL VACUUM
- 16 BLINDS
- 17 DRAPES
- 18 CURTAIN RODS
- 19 CEILING FAN
- 20 WHOLE HOUSE FAN/ATTIC FAN
- 21 REVERSE OSMOSIS
- 22 ELECTRIC WATER HEATER
- 23 NATURAL GAS WATER HEATER
- 24 PROPANE WATER HEATER
- 25 OIL WATER HEATER
- 26 SOLAR WATER HEATER
- 27 ON DEMAND WATER HEATER
- 28 WATER SOFTENER OWNED
- 29 WATER SOFTENER RENTED
- 30 WATER FILTRATION SYSTEM
- 31 WINDOW A/C UNIT(S)
- 32 SMOKE ALARM(S)
- 33 INTERCOM/RADIO
- 34 SATELLITE DISH
- 35 SECURITY SYSTEM
- 36 NO APPLIANCES
- 37 OTHER
- 38 NONE

M *PRIMARY GARAGE

- 1 ATTACHED
- 2 DETACHED
- 3 CARPORT
- 4 DRIVE UNDER/BUILT IN
- 5 ASSIGNED PARKING SPACE
- 6 ALLEY ENTRANCE
- 7 DOOR OPENER
- 8 HEATED
- 9 FINISHED ROOMS
- 10 PLUMBING
- 11 CONCRETE FLOORS
- 12 PAVED DRIVEWAY
- 13 POLE CONSTRUCTION
- 14 OTHER
- 15 NONE

N * ADDITIONAL BUILDINGS

- 1 SECONDARY GARAGE(S)
- 2 POLE BUILDING(S)
- 3 BARN(S)
- 4 WORKSHOP
- 5 GARDEN/STORAGE SHED
- 6 GREENHOUSE
- 7 GUEST HOUSE
- 8 BOAT HOUSE
- 9 STABLE
- 10 SAUNA
- 11 OTHER
- 12 NONE

O *DRIVEWAY

- 1 BLACKTOP
- 2 CONCRETE
- 3 BRICK
- 4 STONE
- 5 TILE
- 6 GRAVEL
- 7 DIRT
- 8 CIRCULAR
- 9 EASEMENT
- 10 ALLEY ACCESS
- 11 HEATED
- 12 PRIVATE
- 13 SHARED
- 14 OTHER
- 15 NONE

P *ROAD

- 1 BLACKTOP
- 2 CONCRETE
- 3 GRAVEL
- 4 DIRT
- 5 PRIVATE OWNED
- 6 PRIVATELY MAINTAINED
- 7 PUBLIC MAINTAINED
- 8 ROAD MAINT AGMT
- 9 ASSOCIATION
- 10 SEASONAL
- 11 EASEMENT
- 12 CUL-DE-SAC
- 13 OTHER
- 14 SHARED
- 15 NONE

Q *LAND FEATURES

- 1 WORKING FARM
- 2 FARM
- 3 PREVIOUSLY FARMED

- 4 CLEARED
- 5 WOODED
- 6 EVERGREENS
- 7 HARDWOODS
- 8 CHRISTMAS TREES
- 9 EXISTING VINEYARD
- 10 SWAMP
- 11 SOME LOWLAND AREAS
- 12 LEVEL
- 13 ROLLING
- 14 SLOPING
- 15 STEEP
- 16 BLUFF SITE
- 17 CORNER LOT
- 18 OTHER

R *PARCEL DESCRIPTION

- 1 CONDO
- 2 SITE CONDO
- 3 SUBDIVISION
- 4 METES AND BOUNDS
- 5 SPLITS AVAILABLE
- 6 JOINS STATE/FEDERAL LAND
- 7 MOBILE HOME PARK
- 8 OTHER

S *EXTERIOR FEATURES

- 1 BAY VIEW
- 2 COUNTRYSIDE VIEW
- 3 GOLF COURSE FRONTAGE
- 4 GOLF COURSE VIEW
- 5 SKI SLOPE VIEW
- 6 SKI SLOPE FRONTAGE
- 7 SEASONAL VIEW
- 8 HANDICAP ACCESS
- 9 LANDSCAPED
- 10 SPRINKLER SYSTEM
- 11 SIDEWALK
- 12 IN GROUND POOL
- 13 ABOVE GROUND POOL
- 14 ENCLOSED POOL
- 15 TENNIS COURTS
- 16 ATTACHED GREEN HOUSE
- 17 GARDEN AREA
- 18 BUILT-IN GRILL
- 19 MULTI-LEVEL DECKING
- 20 DECK
- 21 PATIO
- 22 PORCH
- 23 SCREENED PORCH
- 24 COVERED PORCH
- 25 BALCONY
- 26 RV PARKING
- 27 GUTTERS
- 28 FENCED YARD
- 29 DOG PEN
- 30 KENNEL
- 31 INVISIBLE PET FENCING
- 32 OTHER
- 33 NONE

T *ASSOCIATION FEE INCLUDES

- 1 WATER
- 2 SEWER
- 3 TRASH REMOVAL
- 4 SNOW REMOVAL
- 5 LAWN CARE
- 6 HEAT
- 7 EXTERIOR MAINTENANCE
- 8 LIABILITY INSURANCE
- 9 FIRE INSURANCE

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MLS # _____

- 10 OTHER
- 11 NONE

U *DEVELOPMENT AMENITIES

- 1 CLUBHOUSE
- 2 TENNIS COURT
- 3 EXERCISE FACILITY
- 4 POOL
- 5 LAKE PRIVILEGES
- 6 WATER FRONT PARK
- 7 COMMUNITY DOCK
- 8 SKI SLOPE
- 9 GOLF COURSE
- 10 SPA
- 11 COMMON AREA
- 12 TRAILS
- 13 PETS ALLOWED
- 14 NONE

V *MINERAL RIGHTS

- 1 YES
- 2 NO
- 3 LEASE
- 4 PARTIAL
- 5 TO PASS WITH TITLE
- 6 UNKNOWN
- 7 OTHER

W *WATER

- 1 MUNICIPAL
- 2 PRIVATE WELL
- 3 SHARED WELL
- 4 COMMUNITY WELL
- 5 TANKS
- 6 OTHER
- 7 NONE

X *SEWER

- 1 MUNICIPAL
- 2 PRIVATE SEPTIC
- 3 SHARED SEPTIC
- 4 DRY WELL
- 5 PUMP BACK
- 6 MOUND SYSTEM
- 7 HOLDING TANK/PUMP & HAUL
- 8 DEVELOPMENT SEPTIC
- 9 ENGINEERED SEPTIC
- 10 OTHER
- 11 NONE

Y *ZONING/USE/RESTRICTIONS

- 1 RESIDENTIAL
- 2 COMMERCIAL
- 3 INDUSTRIAL
- 4 MULTI-FAMILY
- 5 RURAL
- 6 OFFICE
- 7 AGRICULTURAL
- 8 AGRICULTURAL RES.
- 9 PUBLIC ACT 116
- 10 HORSES ALLOWED
- 11 SPECIAL USE
- 12 RENAISSANCE
- 13 OUTBUILDINGS ALLOWED
- 14 DEED RESTRICTIONS
- 15 BUILDING & USE RESTRICTIONS
- 16 SINGLE WIDE MOBILE ALLOWED
- 17 PLANNED UNIT DEVELOPMENT
- 18 RENTAL HISTORY
- 19 SEASONAL USE/WINTERIZED
- 20 TIMESHARE

- 21 FRACTIONAL OWNERSHIP
- 22 CRITICAL DUNE/EROSION
- 23 CONSERVATION EASEMENT
- 24 NATURAL RIVERS ACT
- 25 COMMERCIAL FOREST RESERVE
- 26 FOREST/RECREATIONAL
- 27 UNKNOWN
- 28 OTHER

Z *DOCUMENTS ON FILE

- 1 SELLERS DISCLOSURE
- 2 AGENCY DISCLOSURE
- 3 GREEN DISCLOSURE
- 4 LBP DISCLOSURE
- 5 DEED RESTRICTIONS
- 6 LENGTHY LEGAL
- 7 ABSTRACT
- 8 MASTER DEED
- 9 SURVEY
- 10 LEASES
- 11 SEPTIC INFORMATION
- 12 ENVIRONMENTAL INFO
- 13 ASSOCIATION FEE INFO
- 14 HOME INSPECTION
- 15 HOME WARRANTY
- 16 TITLE INSURANCE
- 17 ENGINEER REPORT
- 18 UTILITY BILLS
- 19 OTHER
- 20 NONE

AA *TERMS

- 1 CASH
- 2 CONVENTIONAL
- 3 EXCHANGE/TRADE
- 4 NEW CONSTRUCTION
- 5 INFORMAL ASSUMPTION
- 6 LAND CONTRACT/PMM
- 7 LEASE OPTION
- 8 LEASE PURCHASE
- 9 LISTING EXCLUSIONS
- 10 RIGHT OF 1ST REFUSAL
- 11 MSHDA
- 12 VETERANS/VA
- 13 FHA
- 14 RURAL DEVELOPMENT
- 15 1031 EXCHANGE
- 16 FNMA
- 17 OTHER

AB *POSSESSION

- 1 AT CLOSING
- 2 WITHIN 30 DAYS
- 3 30-60 DAYS AFTER CLOSING
- 4 NEGOTIABLE
- 5 MONTH TO MONTH TENANT
- 6 LONG-TERM TENANT
- 7 SUBJECT TO TENANT'S RIGHTS
- 8 OTHER

AC *LOCKBOX

- 1 KEY AT OFFICE
- 2 SUPRA
- 3 SENTRILOCK
- 4 REDISAFE
- 5 COMBO
- 6 OTHER
- 7 NONE

AD *UNIVERSAL DESIGN/BARRIER FREE

- 1 WIDENED DOORS

- 2 EXTRA WIDE HALLWAYS
- 3 MAIN FLOOR ACCESS
- 4 NO STEPS ENTRY
- 5 COVERED ENTRANCE
- 6 RAMPED ENTRANCE
- 7 ROLL-IN SHOWER
- 8 LOW THRESHOLD SHOWER
- 9 RAISED TOILET
- 10 BATHROOM SINK
- 11 KITCHEN SINK
- 12 GRAB BARS
- 13 HAND RAILS
- 14 LEVERED DOOR KNOBS
- 15 LOWERED LIGHT SWITCHES
- 16 ROCKER LIGHT SWITCH
- 17 ELEVATOR
- 18 OTHER
- 19 NONE

AE LEASE TERM

- 1 MONTH TO MONTH
- 2 SIX MONTH
- 3 TEN MONTH
- 4 YEAR LEASE
- 5 UNTIL SOLD
- 6 OTHER

AF INCLUDED IN LEASE

- 1 EXTERIOR MAINTENANCE
- 2 GARBAGE PICKUP
- 3 SNOW PLOWING
- 4 GROUNDS MAINTENANCE
- 5 HEATING/COOLING
- 6 ELECTRIC
- 7 MANAGEMENT FEE
- 8 WATER
- 9 SEWER
- 10 FURNITURE
- 11 PETS ALLOWED
- 12 SMOKING ALLOWED
- 13 OTHER

AG ENERGY EFFICIENT

- 1 ENERGY STAR APPLIANCES
- 2 ENERGY EFFICIENT WINDOWS
- 3 LOW-E WINDOWS
- 4 CHEMICAL FREE INSULATION
- 5 THERMAL MASS CONSTRUCTION
- 6 ENERGY STAR RATING
- 7 OTHER
- 8 NOT APPLICABLE

AH RENEWABLE

- 1 PASSIVE SOLAR HEAT
- 2 ACTIVE SOLAR HEAT
- 3 SOLAR ELECTRICITY
- 4 ENERGY STAR RATED FURNACE
- 5 ENERGY STAR RATED A/C
- 6 IN-FLOOR RADIANT HEATING
- 7 TANKLESS WATER HEATER
- 8 PROGRAMMABLE THERMOSTAT
- 9 LOW OR NO VOC FINISHES
- 10 RECYCLED/LOCALLY SOURCED MATLS
- 11 SUSTAINABLE FLOORING
- 12 WINDMILL
- 13 OTHER
- 14 NOT APPLICABLE

AI WATER CONSERVATION

- 1 RAIN WATER COLLECTION
- 2 DROUGHT-RESISTANT LANDSCAPE

The accuracy of all information is not guaranteed or warranted. This form must be submitted within 72 hours.

**Multiple Listing Service for
Northern Great Lakes REALTORS® MLS, LLC
RESIDENTIAL DATA FORM**

MLS # _____

**(1) Class
RE**

- 3 AUTOMATIC FAUCETS
- 4 GRAY WATER REUSE
- 5 LOW-FLOW FAUCET RESTRICTORS
- 6 SHOWER HEAD RESTRICTORS
- 7 LOW FLOW TOILETS
- 8 OTHER
- 9 NOT APPLICABLE

AJ CONDO/UNIT LEVEL

- 1 SECOND FLOOR LEVEL
- 2 FIRST FLOOR LEVEL
- 3 WALK DOWN LEVEL
- 4 THIRD FLOOR LEVEL OR HIGHER
- 5 OTHER

AK CONDO/UNIT ACCESS

- 1 STAIRWAY (INDOOR)
- 2 STAIRWAY (OUTDOOR)
- 3 ELEVATOR
- 4 LIMITED STEPS
- 5 NO STEPS
- 6 OTHER

OFFICE OF: Coldwell Banker Schmidt Realtors

ADDRESS: _____

In consideration of your agreement to use your efforts to find a purchaser for the real Property described below ("Property"), I hereby grant to you from _____ to _____ the exclusive right to sell the property described below and, further to create through the Northern Great Lakes REALTORS® Multiple Listing Service LLC, such arrangements as may be appropriate for this purpose.

1. **LEGAL DESCRIPTION:** _____

2. **ADDRESS:** _____

3. **PRICE:** For the sum of \$ _____ "Price", or \$ _____ payable \$ _____ down, balance payable \$ _____ or more per month including interest at _____% per annum, which Price includes all encumbrances, and all taxes or assessments due at date of sale, or any assessments levied prior to date of sale that may become due unless otherwise specified herein. The term "Sale" shall be deemed to include any exchange, trade, option, lease and/or the provision of management service to which I consent. All buildings, plumbing, heating, lighting fixtures, water softeners (unless rented), sewers, storm doors, storm windows, shades, awnings, blinds, curtain, curtain and drapery rods, linoleum, TV antenna, shrubbery, plants, trees, fences, garage door openers, mailboxes, smoke detectors, carpeting and items specified on attached Profile Sheet are included if sale occurs, unless specifically excluded.

4. **EXCEPTIONS**

5. **SPECIAL ASSESSMENTS** and/or benefit-riser fees, hookup or private roads and association fees; or

6. **COMPENSATION:** I agree to pay you for professional services rendered _____ of the Price procured for the Property or a flat rate of _____ plus a \$295 administrative fee upon the following conditions:

- a) If, during said term, the Property is sold by you or me or anyone else; or if you or any agent of yours produces a purchaser ready, willing and able to purchase the Property on the terms above stated or upon any other price, or terms of exchange, option, lease, or property management to which I consent in writing, or
- b) If, within _____ months after the expiration of this Listing Agreement, anyone other than another real estate broker, sells, trades or exchanges the Property to anyone who learned of the Property because of the REALTOR's> efforts during the term of this listing.

7. **COOPERATIVE COMPENSATION:** Seller grants Broker permission to submit the property to the Northern Great Lakes REALTORS® Multiple Listing Service LLC (MLS) and further authorizes the Broker to:

- Offer sub-agency to other participants of the MLS and pay _____% or \$ _____ of the sale price as compensation for acting as a sub-agent.
- Offer to other participants of the MLS _____ of the sale price or \$ _____ as compensation for acting as Cooperating Broker acting in the capacity as a Buyer's Agent.
- Act as a Disclosed Dual Agent. Seller is advised to read the Agency Disclosure Statement in this connection.

8. **CLOSING FEES:** The closing of any sale of the Property may be conducted by a title company or other escrow agent. Seller agrees to pay half of the closing fee. Broker's commission shall be deemed earned and payable upon execution of either a Purchase and Sale Agreement or any exchange or option by a ready, willing and able Purchaser.

9. **DEFAULT:** Seller authorizes Broker to deduct the commission from the proceeds of any sale covered by this Agreement. In case of default by Purchaser, Seller agrees that Broker may retain as payment for direct Broker expenses any Deposit received by Broker. Any excess over direct Broker expenses shall be paid to Seller. If the sale is not consummated because of Seller's inability or unwillingness to perform, then the full commission shall be paid immediately. Seller acknowledges that the Purchaser may elect to enforce the sales agreement or demand an immediate refund of Purchaser's entire deposit.

COLDWELL BANKER SCHMIDT FAMILY OF COMPANIES
LISTING AGREEMENT
PAGE 2 OF 4

PROPERTY ADDRESS: _____

10. **SELLER WARRANTIES:** That seller is the owner of the Property, that the information given in this Agreement and on the attached Profile Sheet is true and correct to the best of Seller's knowledge; that this information and subsequent modifications, and sales information may be released to the MLS to be used in the ordinary course of its business; and that the Property is free from all encumbrances except:

11. **POSSESSION:** The Purchaser to be given _____ days from date of closing of sale.

12. **YEAR BUILT:**

Seller represents and warrants that the Property was **built in 1978 or later** and that therefore the federally-mandated lead-based paint disclosure regulations **do not apply** to this property,

OR

Seller represents and warrants that the Property was **built before 1978** and that therefore the federally-mandated lead-based paint disclosure regulations **do apply** to this Property.

13. **UNPLATTED LANDS:** If this is an unplatted parcel, Seller agrees to grant to the buyer the right to make _____ division(s) under the Land Division Act. The word "zero" or a specific number should be inserted in the space designated above. The Land Division Act on March 31, 1997, created parent parcels from which future land divisions may be permitted. Contiguous parcels owned by Seller as of March 31, 1997, may be considered part of the parent parcel and therefore affect the total divisions available to be conveyed; a transfer of "all" divisions may be taken to include a transfer of divisions from contiguous parcels.
14. **SHOWING/SIGNS:** Brokerage Firm may photograph the Property and publish pictures, advertise the availability of the Property through any medium, place a "for sale" sign on the Property and remove other "for sale" signs and show the Property at reasonable hours. Seller acknowledges that the use of certain advertising will result in the contents of the Property being made known to third parties and consents to such advertising. Brokerage Firm is not responsible for the security of the Property. Seller releases and holds harmless Brokerage Firm and its agents and cooperating agents, from any liability for loss or damage to property by third parties, such obligation to include, but not be limited to, reasonable attorneys' fees and costs. Seller to keep the property "in show" condition throughout the term of the listing.
15. **LOCKBOX ACCESS:** Seller authorizes a lockbox to be placed on the Property in order to permit showings of the Property by other real estate licensees and to enable service providers to perform services in conjunction with a proposed sale of the property. Seller shall not disclose confidences to any other real estate licensee that Seller would not disclose to a potential buyer. Seller releases and holds harmless Brokerage Firm and its agents and cooperating agents from any and all liability as a result of injury to person(s) or damage or loss to property arising out of Seller's grant of access pursuant to this paragraph, such obligation to include, but not be limited to, reasonable attorneys' fees and costs.
16. **DISCLOSURE:** Seller acknowledges that Seller has executed a "Real Estate Transfer Disclosure Statement." This statement accurately and fully discloses all defects in the Property of which Seller is presently aware. Seller agrees to indemnify and hold Broker harmless from any liability arising out of Seller's failure to disclose any known defects to Broker or any Purchaser.
17. **DISPUTE RESOLUTION:** If any party has a dispute with another regarding the meaning, operation, or enforcement of any provision of this Agreement, the disputing parties agree to use non-binding mediation to negotiate a resolution before litigating the dispute. They shall utilize the services of the Community Reconciliation Service or another mutually acceptable neutral mediator to bring them together in at least one mediation session.

SELLER'S INITIALS

18. **EQUAL HOUSING:** All parties to this Listing Agreement acknowledge that law prohibits discrimination because of religion, race, color, national origin, age, sex, disability, familial status, or marital status of a person or a person residing with that person.

SELLER'S INITIALS

COLDWELL BANKER SCHMIDT FAMILY OF COMPANIES
LISTING AGREEMENT
PAGE 3 OF 4

PROPERTY ADDRESS: _____

- 19. TITLE INSURANCE AND TAXES:** Following execution of a binding Purchase and Sale Agreement, Seller agrees to furnish promptly a new title insurance commitment showing good marketable title, with tax certification showing the status of all unpaid taxes or special assessments, if any. Upon tender of the purchase price Seller agrees to execute and deliver to Purchaser a proper conveyance, as may be required by the Purchase and Sale Agreement. Current taxes to be prorated as of the date of closing in the following manner: county taxes, including township and school, shall be prorated on a calendar year basis, as if paid in arrears, so that Seller will be charged with the portion thereof from January 1 to the date of closing, and Purchaser with the balance of the year. City taxes shall be prorated on a due date basis as if paid in advance so that Seller will be charged with the portion thereof from the prior July 1 to the date of closing, and Purchaser with the portion from the date of closing to the next June 30.
- 20. PROPERTY DATA:** Seller grants Broker the exclusive right to use Property Data for the purpose of marketing the Property. Property Data means all information about the Property provided by Seller to Broker.
- 21. CITIZENSHIP:** Seller is a United States citizen. Yes No
- 22. HOME PROTECTION PLAN:** Seller has been informed that Home Protection Plans are available. Such plans may provide additional protection and benefit to a Seller or Buyer. The parties acknowledge that a Realtor® may receive some reimbursement from the companies offering these Plans if such a Plan is purchased. Seller does does not wish to have a Home Warranty Program.
- 23. ADDITIONAL OFFERS:** Once Seller and a buyer enter into a binding sales contract, Brokerage Firm shall not present to Seller any other offers unless Seller and Brokerage Firm otherwise agree in writing.
- 24. INDEMNIFICATION:** Seller shall indemnify and hold harmless Brokerage Firm and Brokerage Firm's agents and cooperating brokers and agents from any and all liability for any reason as a result of injury to person(s) or damage or loss to property arising out of showing of Seller's home pursuant to this listing.
- 25. 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.
- 26. 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.
- 27. TERMINATION:** If Seller chooses for any reason to unilaterally terminate this Listing Agreement, cancellation must be by mutual consent in writing. In addition to such commission as Broker may be entitled to under this Listing Agreement, Seller agrees to reimburse Broker for its out-of-pocket expenses, administrative overhead, and to pay a reasonable hourly fee for personal services rendered.
- 28. ATTORNEY'S FEES:** In any action or proceeding arising out of this agreement, the prevailing party, including any Realtor® so involved, shall be entitled to reasonable attorney's fees and costs, to be paid by the non-prevailing party.
- 29. ELECTRONIC TRANSACTIONS:** The parties agree to conduct this transaction by electronic means. This Agreement may be executed by providing an electronic signature under the terms of the Uniform Electronic Transactions Act. It may not be denied legal effect or admissibility as evidence solely because it is in electronic form, permits the completion of the business transaction referenced herein electronically instead of in person, or has been stored electronically. As an alternative to physical delivery, any document, including any signed document or written notice may be delivered in electronic form only by the following indicated methods: Facsimile Email Internet No Electronic Delivery. Documents with original signatures shall be provided upon request of any party.

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COLDWELL BANKER SCHMIDT FAMILY OF COMPANIES
LISTING AGREEMENT
PAGE 4 OF 4

PROPERTY ADDRESS: _____

30. ACKNOWLEDGEMENT: Seller acknowledges receipt of a copy of this contract and profile data sheet.

Broker/Owner:

(Sign and Print Name)

Seller:

(Sign and Print Name)

REALTOR®/Agent (Sign and Print Name)

(Sign and Print Name)

Agent's Email Address:

Seller's Address:

Agent's Phone #: _____

Agent's Fax #: _____

Seller's Email Address:

Seller's Phone #: _____

Seller's Fax #: _____

SELLER'S INITIALS

COLDWELL BANKER SCHMIDT LISTING CHECKLIST FORM

Listing Address: 	Owner's Last Name: 	Listing Agent:
MLS# _____	Listing Date: _____	Lock Box # or Alarm Code:
Listing Price: \$ _____		

PROPERTY STATUS

- Vacant Go Show
- Leave Message Go Show
- Call for Appointment
- Refer to Listing Agent
- *Seller will control w/App
- 24 Hour Notice Required
- 24 Hour Notice Suggested

*If your seller wants to control their own showings, they can download the app on their phone or tablet. Ask your ASC if you need further instructions

Contact Info

1st Contact Name: _____ **Phone:** _____
Email Address: _____

Phone Email Text Confirmation Notification Only

2nd Contact Name: _____ **Phone:** _____
Email Address: _____

Phone Email Text Confirmation Notification Only

3rd Contact Name: _____ **Phone:** _____
Email Address: _____

Phone Email Text Confirmation Notification Only

Notes for Showing Agent

- Video Viewing/Recording Equipment in home Audio Listening/Recording in home

Notes for Agent Service Coordinator/Administrative Assistant

PLEASE CHECK WHAT YOU HAVE COMPLETED

Realtor Check List

- Entered in Paragon
- Pictures Uploaded _____
- Disclosures Uploaded _____
- Title Work Ordered
- Woodland Title
- Other _____

Admin Check List

- NEW LISTING REPORT
- ENTERED IN SHOWING CARD
- DOTLOOP
- TRANSACTION LOG

**TRAVERSE AREA ASSOCIATION OF REALTORS®
ADDENDUM TO LISTING AGREEMENT**

Subject Property: _____

THIS ADDENDUM is to be part of and incorporated into a Listing Contract between _____
_____ as Listing Broker and _____
as Seller, dated _____ regarding the above-captioned property.

REALTOR®/Brokerage Firm and Seller hereby designate _____
as the Seller's designated agent. For purposes of this Addendum, Seller shall have an agency relationship with
ONLY the REALTOR®/Brokerage Firm, the designated agent(s) named above and the following supervisory
Broker(s): _____.

If a potential Buyer is represented by a designated agent within the REALTOR®/Brokerage Firm other than the
designated agent(s) named above, REALTOR®/Brokerage Firm and all supervisory broker(s) shall automatically
be deemed disclosed consensual dual agents.

"Dual Agency", when used in the attached Listing Contract, shall not include the situation where a potential Buyer of
Seller's property is represented by a designated agent within the REALTOR®/Brokerage Firm that does not have
an agency relationship with Seller.

Accepted by:

Seller

Seller

For:

REALTOR®/Brokerage Firm

**TRAVERSE AREA ASSOCIATION OF REALTORS®
LEAD-BASED PAINT SELLER'S ACKNOWLEDGEMENT**

Seller represents and warrants that the listed property (address): _____

was built in 1978 or later, and that therefore, the federally mandated lead-based paint disclosure regulations do not apply to this property.

ELECTRONIC TRANSACTIONS: The parties agree to conduct this transaction by electronic means. This Agreement may be executed by providing an electronic signature under the terms of the Uniform Electronic Transactions Act. It may not be denied legal effect or admissibility as evidence solely because it is in electronic form, permits the completion of the business transaction referenced herein electronically instead of in person, or has been stored electronically. As an alternative to physical delivery, any document, including any signed document or written notice may be delivered in electronic form only by the following indicated methods: Facsimile Email Internet No Electronic Delivery. Documents with original signatures shall be provided upon request of any party.

Signed by Seller(s)

--

Seller

Dated

--

Seller

Dated

Disclaimer: This form is provided as a service of the Traverse Area Association of REALTORS® and its Multiple Listing Service. Please review both the form and details of the particular transaction to ensure that this form is appropriate for the transaction. The Traverse Area Association of REALTORS® and its Multiple Listing Service are not responsible for the use or misuse of this form. Purchasers and Sellers are reminded that this is a binding legal agreement and that they have the right to an attorney review of document prior to signing.

SELLER'S DISCLOSURE STATEMENT

Property Address: _____ Michigan
Street City/Village/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 listed 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input 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 type="checkbox"/>
Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage door opener & remote control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool heater, wall liner, & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna/Hot Tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Item	Yes	No	Unknown	Not Available
Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lawn sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Heater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water softener/conditioner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well & Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Septic tank & drain field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wall Furnace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electronic Air Filter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solar Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace & Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood Burning System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanations (Attach additional sheets if necessary): _____
 Buyer's Initials Seller's Initials

Property Address: _____ Michigan
 Street City/Village/Township

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 _____

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: _____

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

Buyer's Initials Seller's Initials

Property Address: _____ Michigan

Street

City/Village/Township

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 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 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, 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 Date _____

Seller Date _____

Buyer has read and acknowledges receipt of this statement

Buyer Date _____ Time _____

Buyer Date _____ Time _____

CLEAR

EMAIL

SELLER'S SEWER / SEPTIC DISCLOSURE STATEMENT

Page 1 of 2

Property Address: _____ Michigan.
Street City/Village/Township

Property Tax I.D. No. _____

Purpose of Statement: This Supplemental Sewer/Septic Disclosure Statement expands upon the related questions in the Seller's Disclosure Statement regarding the septic tank, drain field or city sewer system.

Seller's Disclosure: Unless otherwise advised, the Seller does not possess any expertise in construction, engineering, or any other specific area related to the construction or condition of the sewer/septic system. This statement is not a warranty of any kind by the Seller or by any agent(s) representing the Seller in this transaction, and is not a substitute for any inspections or warranties the Purchaser may wish to obtain. The following are representations made solely by the Seller and are not the representations of the Seller's agent(s), if any.

Instructions to Seller: (1) Answer ALL questions. (2) Report known conditions affecting the sewer/septic system. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If you do not know the facts, indicate UNKNOWN, NOT AVAILABLE or NOT APPLICABLE.

1. Which of the following services this property?

- a. City, municipal, or central sewer system: _____
- b. Septic system with drain field: _____
- c. Holding tank system: _____
- d. Other disposal system: _____

2. Does the system serve only one property? Yes No _____

3. If a city, municipal, or central sewer serves the property, is the house connected to it? Yes No

4. If the property is connected to a septic system, holding tank system or other disposal system:

- a. If available, please attach a copy of the local County Environmental Health Department permit, along with the final drawings for your approved system.
- b. Is your septic system entirely within your property's boundaries? Yes No
If no, please explain: _____
- c. When was your system last pumped? _____
- d. When was your system last inspected? _____
- e. If your system was pumped and/or inspected, please attach a copy of the receipt and/or the inspection, if available.

SELLER'S SEWER / SEPTIC DISCLOSURE STATEMENT

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5. Have you received, or been made aware of, a copy of the Septic System Management Information?

Yes No

(please note, this information can be obtained at the Traverse Area Association of REALTORS® website at <http://www.taar.com>)

ELECTRONIC TRANSACTIONS: The parties agree to conduct this transaction by electronic means. This Agreement may be executed by providing an electronic signature under the terms of the Uniform Electronic Transactions Act. It may not be denied legal effect or admissibility as evidence solely because it is in electronic form, permits the completion of the business transaction referenced herein electronically instead of in person, or has been stored electronically. As an alternative to physical delivery, any document, including any signed document or written notice may be delivered in electronic form only by the following indicated methods: Facsimile Email Internet No Electronic Delivery. Documents with original signatures shall be provided upon request of any party.

SELLER'S STATEMENT: I/We, Seller(s) of the Property provide this Sewer/Septic System Disclosure and consider it true and accurate to the best of my/our knowledge and authorize disclosure of this information to prospective Purchasers.

Seller	Date	Seller	Date

PURCHASER'S ACKNOWLEDGMENT: (to be signed at time of purchase agreement): I/We the Purchaser(s) of the Property acknowledge receipt of the Sewer/Septic System Disclosure.

Purchaser	Date	Purchaser	Date



WIRE FRAUD NOTIFICATION ADDENDUM

This Addendum is hereby made a part of the Exclusive Right to Sell Listing Agreement or Exclusive Buyer Agency Agreement between Schmidt Real Estate, Inc., d/b/a Coldwell Banker, under the Schmidt Family of Companies, and its franchisees thereof ("Coldwell Banker") and the following Seller or Buyer:

IMPORTANT NOTICE

INTERNATIONAL CRIMINAL ORGANIZATIONS ATTEMPTING TO STEAL LARGE SUMS OF MONEY ARE TARGETING EMAIL ACCOUNTS OF PARTIES INVOLVED IN REAL ESTATE TRANSACTIONS IN MICHIGAN AND ELSEWHERE.

Typically, a hacker will gain access to the email account of a buyer or seller, real estate agent, or closing attorney. The email account is then monitored, likely for several weeks, and the hacker actively intervenes once the business practices of the parties are studied and understood, and a significant wire transaction is to be produced.

The nature of the scams vary. In some instances, fraudulent wiring instructions for the buyer's down payment or the full purchase are emailed to the buyer purporting to be from the real estate agent or title company. In other cases, fraudulent instructions for the seller's sales proceeds are emailed to the title company purporting to be from the seller. The fraudulent emails are sophisticated and convincing. If followed, large sums of money may be diverted to a criminal's off-shore bank account and never recovered. Millions of dollars in wires have been illegally diverted both prior to and after being deposited in escrow accounts for the transaction.

TO BUYERS: BEFORE SENDING ANY WIRE, YOU SHOULD CALL THE TITLE COMPANY OR REAL ESTATE AGENT'S OFFICE TO VERIFY SPECIFIC WIRING INSTRUCTIONS. IF YOU RECEIVE WIRING INSTRUCTIONS FOR A DIFFERENT BANK, BRANCH LOCATION, ACCOUNT NAME OR ACCOUNT NUMBER, THE INFORMATION SHOULD BE PRESUMED FRAUDULENT. DO NOT SEND ANY FUNDS IN RESPONSE TO THOSE INSTRUCTIONS. INSTEAD, CONTACT THE TITLE COMPANY OR REAL ESTATE AGENT'S OFFICE IMMEDIATELY.

TO SELLERS: IF YOUR PROCEEDS WILL BE WIRED, IT IS RECOMMENDED THAT YOU HAND-DELIVER WRITTEN WIRING INSTRUCTIONS TO THE TITLE COMPANY AT CLOSING. IF YOU ARE UNABLE TO ATTEND CLOSING, YOU MAY BE REQUIRED TO SEND AN ORIGINAL NOTARIZED DIRECTIVE TO THE TITLE COMPANY'S OFFICE CONTAINING THE WIRING INSTRUCTIONS. THIS MAY BE SENT WITH THE DEED, LIEN WAIVER, TAX FORMS AND OTHER CLOSING DOCUMENTS IF THEY ARE BEING PREPARED BY THE TITLE COMPANY. AT A MINIMUM, YOU SHOULD CALL THE TITLE COMPANY'S OFFICE TO PROVIDE THE WIRE INSTRUCTIONS. THE WIRE INSTRUCTIONS SHOULD BE VERIFIED OVER THE TELEPHONE VIA A CALL TO YOU INITIATED BY THE TITLE COMPANY OFFICE TO ENSURE THAT THEY ARE NOT FROM A FRAUDULENT SOURCE.

WHETHER YOU ARE A BUYER OR A SELLER, YOU SHOULD CALL THE TITLE COMPANY AND/OR REAL ESTATE AGENT'S OFFICE AT A NUMBER THAT IS INDEPENDENTLY OBTAINED. TO ENSURE THAT YOUR CONTACT IS LEGITIMATE, YOU SHOULD NOT RELY ON A PHONE NUMBER IN AN EMAIL FROM THE TITLE COMPANY, YOUR REAL ESTATE AGENT, OR ANYONE ELSE.

ACKNOWLEDGMENT AND RELEASE. You acknowledge and understand that there are risks associated with wire transfers that are not within the reasonable control of Coldwell Banker, and you hereby agree to release and discharge Coldwell Banker and its agents from any and all claims, demands, rights and causes of action of whatsoever kind and nature not caused by gross negligence of Coldwell Banker or its agents arising directly or indirectly out of any wire transfer you send or receive in connection with any real estate transaction in which Coldwell Banker represents you.

[Empty rectangular box for signature]

Buyer/Seller

_____ Date

[Empty rectangular box for signature]

Buyer/Seller

_____ Date

Entity Buyer/Seller:

(Name of LLC/Corporation/Partnership/Trust/etc.)

By: [Empty rectangular box for signature]

Name: _____

Title: _____

Date: _____