



PROPERTY INFORMATION PACKAGE



Holt Auto Alignment Real Estate

**Three Parcel IDs, Two Residential Homes, One Commercial
Repair Shop and Two Pole Buildings**

**2135 Cedar St & 4426 Decamp St
Holt, MI 48842**

Tuesday, March 11, 2025

Online bidding starts ending at 12pm

Open Houses:

**Tuesday, March 4 from 11am-1pm &
Monday, March 10 from 3-5pm**

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Auctioneer's Disclaimer

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective Purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at auction sale. Please review all information supplied and seek appropriate assistance prior to bidding at auction.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection. All documents and information are being furnished to the bidder for the bidder's convenience and it is the responsibility of the bidder to determine that information contained herein is accurate and complete. Any reliance on the contents shall be solely at the bidder's risk. These documents are being provided without any warranty or representation, express or implied, as to its content, its suitability for any purpose or its accuracy, truthfulness or completeness.

All parties acknowledge and agree that the Property is being sold "AS IS" with any and all faults, the Seller shall have no obligation for repairs or replacements noted in any inspection(s) made by or for Purchaser. Such repairs or replacements shall be the sole responsibility of Purchaser.

Purchaser and Seller acknowledge and agree that the only auctioneer/broker involved in this transaction is Sheridan Realty & Auction Co., and has acted as agent for the Seller in this transaction. Sheridan Realty & Auction Co. has not acted as agent in this transaction for the Purchaser.

Auctioneer has the right to sell this Property in any form or fashion that is legal and ethical in order to produce the best offer to the Seller.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



March 3, 2025

Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the seller to auction property located on **2135 Cedar Street, Holt, MI 48842** at public auction.

This is an online auction only, with the **bidding ending on March 11, 2025 starting at 12:00 PM. Open House Inspections** will be held on **Tuesday, March 4 from 11:00 AM to 1:00 PM and Monday, March 10, from 3:00 PM to 5:00 PM.**

This property is being offered **"As Is, Where Is"** with any and all faults. We encourage you to read through this **Property Information Packet** carefully and preview the property. The sale is not contingent upon your ability to acquire mortgage financing. You are expected to pre-qualify yourself with a lender before the auction. Don't forget the 10% earnest money deposit, due within 48 hours of auctions end.

Please contact us if you have any questions:

Sheridan Realty & Auction Co. 517-676-9800

Sale Manager:
Neil Sheridan
517-749-7616

Sincerely,

Bill Sheridan, CAI, AARE, GPPA
Sheridan Realty & Auction Co.

Doug Sheridan, CAI
Sheridan Realty & Auction Co.

740 S. Cedar St
Mason, MI 48854

www.sheridanauctionservice.com

Exhibit A

Terms and Conditions of Online Only Real Estate Auction

This online only auction is subject to Seller and/or lender confirmation and is a cash sale not contingent on or subject to financing, appraisal, survey, or inspections of any/or kind, as agreed to by bidders at registration prior to bidding and specified in the Agreement to Purchase Real Estate (the Contract) to which these terms and conditions are attached.

Once you place a bid, it cannot be removed, even if you have bid incorrectly. Therefore, please check and verify your bids before submitting.

Bidding increments are as follows:

\$200 - \$1000 = \$25

\$1,000 - \$10,000 = \$100

\$10,000 - \$25,000 = \$500

\$25,000 - \$500,000 = \$1,000

\$500,000 - \$1,000,000 = \$5,000

\$1,000,000 and up = \$10,000

Be advised that a Buyer's Premium of 10% is added to the high bid. Please take this into consideration when bidding. For example: if the final bid price on a property is \$100,000.00, then add the 10% buyer's premium of \$10,000.00 to get a final purchase price of \$110,000. This is then the actual sales price that will be used on the Purchase Agreement, and the amount upon which transfer tax and title insurance are based. At the close of the auction, the successful Bidder will be emailed a Contract to be executed and returned to Sheridan Realty & Auction Co. within Forty-Eight (48) hours.

The high bidder will then deposit earnest money of 10% of the total sale price in the form of a cashier's check or wire transfer to Sheridan Realty & Auction Co. within Forty-Eight (48) hours of the completion of the auction. The earnest money deposit is non-refundable. The entirety of the remaining balance (90% of the total sale price) is due at closing on or before Forty-Five (45) days from Auction Day. Buyer will be responsible for all wire transfers. If the Purchase Agreement is not accepted by the Seller and/or Lender, the Buyer will receive a full refund of their earnest deposit as soon as practicable.

Successful Bidders that do not execute and return their Contract with an Earnest Money deposit within Forty-Eight (48) hours of the conclusion of the auction will be considered in default. If a closing on the Real Property is delayed for any reason, Buyer, or other parties working on your behalf, including any lender you involve, you may be declared in breach of the Contract, forfeit all deposits made, and could be held liable for any and all costs incurred by Seller and Sheridan Realty & Auction Co. incurred in a subsequent resale of the property.

Per the Purchase Agreement, time is of the essence; you should proceed to closing within Forty-Five (45) days. Possession shall be given to the successful Buyer(s) at closing. All closing fees charged by the Title Company are shared equally between Buyer(s) and Seller(s).

Buyer(s) must be prepared to make a cash offer. There are no contingencies to this sale (i.e. financing, appraisal, repairs, intended uses, or inspections), but for Seller(s) and/or Lender approval (referenced above). Therefore, Bidders should be "pre-qualified" by a lender (if you require financing) prior to submitting a bid. The property is being sold for cash "as-is, where-is" without representation or warranty of any kind. Buyer agrees to accept in its present condition, Real Property, including any personal property items not taken by Seller(s).

Sheridan Realty & Auction Co. (Sheridan) reserves the right to remove or cancel the bids and or bidding rights and privileges of any party at any time. The identity of all bidders will be verified. Bidding rights are therefore provisional, and if complete verification is not possible, Sheridan may reject the registration of a bidder, and bidding activity will be terminated.

Buyer acknowledges they are buying the Real Property "as-is, where-is", that Buyer(s) are relying on his/her own judgment and prior inspection. By signing an offer, Buyer(s) waive the 10-day lead based paint test. Equipment, if any, is sold with no warranty express or implied of any kind. Any excess materials left after the auction become the responsibility of the Buyer.

Seller(s) will provide an owner's policy of insurance and convey title with a Full Warranty Deed.

Sheridan and their representatives are Exclusive Agents of the Seller(s). Sheridan reserves the right to negotiate a final sales price on behalf of the Seller, or bid on behalf of the Seller, if necessary.

Real Estate is sold subject to any and all existing matters of record, and all easements, building use or zoning laws and regulations, including drain assessments, tile drainage system rights of way, and PA116 agreements. Properties that are rented are subject to Tenant's Rights. There are no security deposits associated with the Real Property. Taxes will be pro-rated to the closing date. Buyer agrees to assume all amortization schedules if applicable. Any drain assessments will be assumed by Buyer.

There are no surveys on any property. The buyer is purchasing by way of parcel ID and legal description only. All maps used in auction materials in print or online are based on specific County Equalization maps. Sheridan makes no guarantee that the maps are accurate. The buyer acknowledges there is an encroachment with the South fence line of the neighbor of Tract1 and Tract 3 includes 3 parcels and some of the buildings encroach over said parcel lines within the tract.

All Sheridan Realty & Auction Co. Online Only Real Estate Auctions are timed events that have an auto-extend feature. Any bid placed within 5 minutes of a lot ending will automatically

extend that lot for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are received within the 5-minute time frame.

During this auction process there is a chance that you will be outbid. At that time you will receive an outbid notification by email. Bidders may also find out if they have been outbid by refreshing the individual lot information. Due to varying internet connections/speed, sometimes email notifications can be delayed. We are not responsible for the failure of any part of the bidding process or internet bidding.

If you are bidding against someone who has placed a max bid in the system, the max bid that is placed first will take precedence over a bid placed after. This means that the person who placed the bid first will have the high bid, in the event that the same bid is placed.

Sheridan Realty & Auction Co. has full discretion to modify the date and time, order, and details of the auction for any reason or no reason at all, including but not limited to technical issues, emergencies, and convenience of Sheridan Realty & Auction Co. or the Seller.

In the event that there are technical difficulties related to the server, software or any other online auction-related technologies, Sheridan Realty & Auction Co., MarkNet Alliance and the Seller reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Sheridan Realty & Auction Co., MarkNet Alliance or the Seller shall be held responsible for a missed bid or the failure of the software to function properly for any reason. Email notifications may be sent to registered bidders with updated information as deemed necessary.

By agreeing to these terms, you give Sheridan Realty & Auction permission to send auction marketing emails to the address on the account.

Your use of this site and bid placement constitutes your acceptance and agreement to adhere to these terms. Please print a copy for your records. All bidders are responsible for reading all terms and conditions carefully. Lack of knowledge of Auction Terms and Conditions will not release bidders from their obligations.

The terms and conditions of the Purchase Agreement, including these additional terms (Exhibit A), shall survive closing and the benefits shall inure to the respective heirs, successors, representative and assigns of the Parties.

Sheridan Realty & Auction Co. reserves the right to revise The Terms and Conditions.

Property Information
2135 Cedar St., Holt, MI 48842

County: Ingham

Township: Delhi

School District: Holt Schools

Property Number: 33-25-05-14-305-019

Residence: 1,272 +/- SF, 4 BR, 1 BA home with full basement

Garage: 24x40 pole barn with 3 roll up doors and electric

Shop: 50x60 auto alignment shop with 2 phase electrical, fully heated, 3 pits, block construction, 6 insulated roll up doors.

Zoning: Town Center residential/commercial

Taxable Value: \$152,586 **SEV:** \$158,300

Property Information
4426 Decamp St., Holt, MI 48842

County: Ingham

Township: Delhi

School District: Holt

Property Number: 33-25-05-14-305-011 and 33-25-05-14-305-010

Residence: 768+/-SF, 2 BR. 1BA home (built in 1920) with updates including central air, washer, dryer and updated kitchen. Full basement, city water and sewer and two screen porches.

Garage: 24x24 with 2 roll up doors with electric and floor drain

Zoning: Residential, .2 acres

Taxable Value: \$38,577, **SEV** \$63,000

Note: Both properties could be registered as rentals. These properties will be sold subject to seller approval.

P.I.P.

Thank you for reviewing the entire Property Information Package.
We look forward to serving you throughout the auction process.
If you have any questions please don't hesitate to contact me!



Neil Sheridan

Phone: (517) 749-7616

Office: (517) 676-9800

Email: neil@sheridanauctionservice.com

Website: www.sheridanauctionservice.com



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SELLER'S DISCLOSURE STATEMENT



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Property Address:

4426

Street DeCamp Street DELHI TOWNSHIP MI 48842 MICHIGAN

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 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 PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides.)

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/oven	<input checked="" type="checkbox"/>				Lawn sprinkler system		<input checked="" type="checkbox"/>		
Dishwasher		<input checked="" type="checkbox"/>			Water heater	<input checked="" type="checkbox"/>			
Refrigerator	<input checked="" type="checkbox"/>				Plumbing system	<input checked="" type="checkbox"/>			
Hood/fan		<input checked="" type="checkbox"/>			Water softener/conditioner		<input checked="" type="checkbox"/>		
Disposal	<input checked="" type="checkbox"/>				Well & pump		<input checked="" type="checkbox"/>		
TV antenna, TV rotor & controls	<input checked="" type="checkbox"/>				Septic tank & drain field		<input checked="" type="checkbox"/>		
Electrical system	<input checked="" type="checkbox"/>				Sump pump	<input checked="" type="checkbox"/>			
Garage door opener & remote control		<input checked="" type="checkbox"/>			City water system	<input checked="" type="checkbox"/>			
Alarm system		<input checked="" type="checkbox"/>			City sewer system	<input checked="" type="checkbox"/>			
Intercom		<input checked="" type="checkbox"/>			Central air conditioning	<input checked="" type="checkbox"/>			
Central vacuum		<input checked="" type="checkbox"/>			Central heating system	<input checked="" type="checkbox"/>			
Attic fan		<input checked="" type="checkbox"/>			Wall Furnace		<input checked="" type="checkbox"/>		
Pool heater, wall liner & equipment		<input checked="" type="checkbox"/>			Humidifier		<input checked="" type="checkbox"/>		
Microwave		<input checked="" type="checkbox"/>			Electronic air filter		<input checked="" type="checkbox"/>		
Trash compactor		<input checked="" type="checkbox"/>			Solar heating system		<input checked="" type="checkbox"/>		
Ceiling fan	<input checked="" type="checkbox"/>				Fireplace & chimney		<input checked="" type="checkbox"/>		
Sauna/hot tub		<input checked="" type="checkbox"/>			Wood-burning system		<input checked="" type="checkbox"/>		
					Washer	<input checked="" type="checkbox"/>			
					Dryer	<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:

- Basement/Crawlspace:** Has there been evidence of water? yes ☒ no ☐
If yes, please explain: Basement & Kitchen Flooded 12/22 - all Repaired
- Insulation:** Describe, if known: N/A
Urea Formaldehyde foam insulation (UFFI) is installed? unknown ☒ yes ☐ no ☐
- Roof:** Leaks? yes ☐ no ☒
Approximate age, if known: Approx. 10 yrs
- Well:** Type of well (depth/diameter, age, and repair history, if known): N/A
Has the water been tested? yes ☐ no ☒
If yes, date of last report/results: N/A
- Septic tanks/drain fields:** Condition, if known: N/A
- Heating system:** Type/approximate age: 20-30 yrs. old FORCED A.R
- Plumbing system:** Type: copper ☒ galvanized ☐ other PVC pipe
Any known problems? No
- Electrical system:** Any known problems? No
- History of Infestation,** if any: (termites, carpenter ants, etc.) No

SELLER Loren Weismiller SELLER Leticia D. Wirth Date _____



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SELLER'S DISCLOSURE STATEMENT



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Address: 4426 DECamp ST,

10. **Environmental problems:** Are you aware of any substances, materials, or products which 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.
If _____ yes, _____ please _____ unknown ☒ yes _____ no ☒ 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 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 modification, alterations, or repairs made without necessary permits or licensed contractors? unknown _____ yes _____ no ☒
5. Settling, flooding, drainage, structural, or grading problems? unknown _____ yes _____ no ☒
6. Major damage to the property from fire, wind, floods, or landslides? unknown _____ yes _____ no ☒
7. Any underground storage tanks? unknown _____ yes _____ no ☒
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? unknown _____ yes _____ no ☒
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown _____ yes _____ no ☒
10. Any outstanding municipal assessment 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: _____

WATER DRIVE WAY OFF DECamp

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 condition of all 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 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 the 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, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller Louise Sheridan Date _____
Seller _____ Date _____

Buyer has read and acknowledges receipt of this statement.

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



GREATER LANSING ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE STATEMENT



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This addendum is a supplement to the attached Seller's Disclosure Statement which constitutes disclosure of the property in compliance with the Seller's Disclosure Act, effective as of January 8, 1994, and as amended July 1, 1996.

Property Address: 4426 DECAW ST.

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 you do not know the facts, check UNKNOWN. If some items do not apply to your property, check N/A (Nonapplicable).

This information is a disclosure only and is not intended to be part of any contract between Buyer and Seller.

Property conditions, Improvements, and additional information:

	YES	NO	UNKNOWN	N/A
1. Is the property located within a regulated Historic area or district?	<u>X</u>			
2. Is any part of the property located within a designated floodplain?		<u>X</u>		
3. Is any part of the property located within a wetland?		<u>X</u>		
4. Is the property in a permit or restricted parking area?			<u>X</u>	
5. Are there any agricultural production or set-aside agreements?		<u>X</u>		
6. Has the property been or is it now subject to any leases, encumbrances, Or reservations such as: gas, oil, minerals, fluoro or hydrocarbons, timber, crops, or other surface/subsurface rights?		<u>X</u>		
7. Are there deed restrictions or specific covenants which may Govern this property over and above local zoning ordinances?		<u>X</u>		
8. Are there any Homeowner Association Fees?		<u>X</u>		
Homeowner Association fee <u>N/A</u>				
Name <u>N/A</u>				
Contact <u>N/A</u>				
9. Are there currently any red tags or zoning violations with the taxing authority/municipality?		<u>X</u>		
10. Are there reserved items: (List below)				

If yes to any of 1-10 above, please explain:

11. Current Utility Providers:
- a. Gas/Propane Consumer's energy e. Electric Same
 - b. Water BWL f. Sewer Delhi Township
 - c. Cable N/A g. Internet N/A
 - d. Phone Water Treatment Delhi Township h. Smart Devices N/A

- Other Items:**
- 1. Water Heater: Approximate age, if known UNKNOWN
 - 2. Has septic system been pumped: N/A if so, what date?
 - 2. Is Property currently registered or licensed as a rental? Yes X No

Note: Some taxing authorities require licensing or registration for rental property.

If property is currently licensed or registered:

What is the maximum occupancy limit? N/A

What is the maximum parking limit? N/A

3. Current Taxing Status of property:

100% Homestead X NonHomestead _____ or partial _____ What percent? _____

Initials of Seller (s) LSW

Date _____

Initials of the Buyer (s) _____

Date _____



Address

4426 Decamp St

BUYER IS ADVISED THAT THE STATE QUALIZED VALUE OF THE PROPERTY AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSORS 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 CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller discloses that the approximate gross living area above grade within the property is computed at 768 sq ft square feet and was determined by:

Foundation measurement _____ Assessor record X Appraiser record _____
Builder plans _____ No determination is made _____

_____ Seller authorizes such square footage to be used by REALTOR® for Public information purposes.

Additional Pertinent information:

Seller certifies that the information in this Statement is true and correct to the best of the Seller's Knowledge as of this date. 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 Loren Waisnilla Date _____

Seller _____ Date _____

Buyer has read and acknowledges receipt of this addendum.

Buyer _____ Date _____

Buyer _____ Date _____

Seller reaffirms as if _____ (the date of closing) that all disclosures made in this Addendum or in the Seller's Disclosure Statement, or subsequently in writing, remain true and in effect, EXCEPT:

Seller _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Disclaimer: This form is provided by the Greater Lansing Association of REALTORS® solely for the use of its Members. Those who use this form are expected to review both the form and the details of the particular transaction to ensure that each section is appropriate for the transaction. The Greater Lansing Association of REALTORS® is not responsible for use or misuse of the form, for misrepresentation, or for warranties made in connection with the form.



GREATER LANSING ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE STATEMENT



Page 1 of 4

Property Address: 2135 CEDAR ST.
Street HOIT, DELHI TWP. SP. 48842 MICHIGAN
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 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 PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides.)

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/oven		X		X	Lawn sprinkler system				X
Dishwasher		X		X	Water heater	X		X	
Refrigerator		X		X	Plumbing system	X			
Hood/fan	X				Water softener/conditioner				X
Disposal				X	Well & pump			X	X
TV antenna, TV rotor & controls			X		Septic tank & drain field				X
Electrical system	X		X		Sump pump	X			
Garage door opener & remote control				X	City water system	X			
Alarm system				X	City sewer system	X			
Intercom				X	Central air conditioning	X			
Central vacuum				X	Central heating system	X			
Attic fan				X	Wall Furnace				X
Pool heater, wall liner & equipment				X	Humidifier	X		X	
Microwave				X	Electronic air filter				X
Trash compactor				X	Solar heating system				X
Ceiling fan	X				Fireplace & chimney				X
Sauna/hot tub				X	Wood-burning system				X
					Washer		X		X
					Dryer		X		X

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:

- Basement/Crawlspace:** Has there been evidence of water? MINOR LEAK? yes X no _____
If yes, please explain: NOT OF 2 CELLARS IF IT SHOULD RAIN REALLY FAST/HARD
- Insulation:** Describe, if known: _____
Urea Formaldehyde foam insulation (UFFI) is installed? unknown X yes _____ no _____
- Roof:** Leaks? OLD LEAK (WOOD STAINED) yes _____ no X
Approximate age, if known: WATER STAINED WOOD PANELING IN DINING ROOM AT CHIMNEY
- Well:** Type of well (depth/diameter, age, and repair history, if known): UNKNOWN
Has the water been tested? _____ yes _____ no _____
If yes, date of last report/results: _____
- Septic tanks/drain fields:** Condition, if known: CITY SEWER
- Heating system:** Type/approximate age: FORCED AIR FURNACE AGE - UNKNOWN
- Plumbing system:** Type: copper ✓ galvanized ✓ other PVC SOME AREAS
Any known problems? NO KNOWLEDGE OF ANY PROBLEMS / BATH ROOM SINK DRAIN RECENTLY REPAIRED
- Electrical system:** Any known problems? UNAWARE IF ANY
- History of Infestation,** if any: (termites, carpenter ants, etc.) UNAWARE

SELLER Laura D Weismiller SELLER Laura D Weismiller Date _____



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SELLER'S DISCLOSURE STATEMENT



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Address: 2135 CEDAR ST. HOLT, MI 48842

10. **Environmental problems:** Are you aware of any substances, materials, or products which 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.
If _____ yes, _____ please _____ unknown X yes _____ no _____ explain:

11. **Flood Insurance:** Do you have flood insurance on the property? unknown X 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 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 _____ yes _____ no X

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 modification, alterations, or repairs made without necessary permits or licensed contractors? unknown X yes _____ no X

5. Settling, flooding, drainage, structural, or grading problems? LOW LOT/HARD RAIN unknown _____ yes X no _____

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 assessment fees? unknown _____ yes _____ no X

11. Any pending litigation that could affect the property or the Seller's right to convey the property? unknown X yes _____ no X

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary:

THE LOWER PROPERTY BETWEEN WINDERMERE HOME AND HOUSE (2135) POOLS UP WITH FAST HARD RAIN OR WINDY MELT DOWNS WATER DRAINS HARDLY QUICK

The Seller has lived in the residence on the property from 1983 (date) to PRESENT (date). The Seller has owned the property since 1983 (date). The Seller has indicated above condition of all 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 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 the 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, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller Loren Weisniller Date _____
Seller Loren D. Weisniller Date _____

Buyer has read and acknowledges receipt of this statement.

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



**GREATER LANSING ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE STATEMENT**



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This addendum is a supplement to the attached Seller's Disclosure Statement which constitutes disclosure of the property in compliance with the Seller's Disclosure Act, effective as of January 8, 1994, and as amended July 1, 1996.

Property Address: 2135 CEDAR ST. Holt, MI. 48842 DELHI TOWNSHIP

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 you do not know the facts, check UNKNOWN. If some items do not apply to your property, check N/A (Nonapplicable).

This information is a disclosure only and is not intended to be part of any contract between Buyer and Seller.

Property conditions, Improvements, and additional information:

	YES	NO	UNKNOWN	N/A
1. Is the property located within a regulated Historic area or district?	<u>X</u>			
2. Is any part of the property located within a designated floodplain?		<u>X</u>	<u>X</u>	
3. Is any part of the property located within a wetland?		<u>X</u>	<u>X</u>	
4. Is the property in a permit or restricted parking area?		<u>X</u>		
5. Are there any agricultural production or set-aside agreements?		<u>X</u>		
6. Has the property been or is it now subject to any leases, encumbrances, Or reservations such as: gas, oil, minerals, fluoro or hydrocarbons, timber, crops, or other surface/subsurface rights?		<u>X</u>		
7. Are there deed restrictions or specific covenants which may Govern this property over and above local zoning ordinances?			<u>X</u>	
8. Are there any Homeowner Association Fees? Homeowner Association fee _____ Name _____ Contact _____		<u>X</u>		
9. Are there currently any red tags or zoning violations with the taxing authority/municipality?		<u>X</u>		
10. Are there reserved items: (List below)				

If yes to any of 1-10 above, please explain:

11. Current Utility Providers:
- | | |
|--|------------------------------------|
| a. Gas/Propane <u>Consumers Power</u> | e. Electric <u>Consumers Power</u> |
| b. Water <u>BWL</u> | f. Sewer <u>Delhi Township</u> |
| c. Cable _____ | g. Internet _____ |
| d. Phone Water Treatment <u>Delhi Township</u>
<u>BWL</u> | h. Smart Devices <u>N/A</u> |

- Other Items:**
- Water Heater: Approximate age, if known UNKNOWN 1994
 - Has septic system been pumped: N/A if so, what date? _____
 - Is Property currently registered or licensed as a rental? Yes X No
- Note: Some taxing authorities require licensing or registration for rental property.
If property is currently licensed or registered:
What is the maximum occupancy limit? N/A
What is the maximum parking limit? 92
- Current Taxing Status of property:
100% Homestead _____ NonHomestead _____ or partial _____ What percent? _____

LW LW
Initials of Seller (s) _____ Date _____ Initials of the Buyer (s) _____ Date _____



GREATER LANSING ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE STATEMENT



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2135 CEDAR ST.

Address

BUYER IS ADVISED THAT THE STATE QUALIZED VALUE OF THE PROPERTY AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSORS 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 CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller discloses that the approximate gross living area above grade within the property is computed at 1,272 square feet and was determined by:

Foundation measurement _____ Assessor record X Appraiser record _____
Builder plans _____ No determination is made _____

_____ Seller authorizes such square footage to be used by REALTOR® for Public information purposes.

Additional Pertinent information:

Seller certifies that the information in this Statement is true and correct to the best of the Seller's Knowledge as of this date. 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 Len Weismiller Date _____

Seller _____ Date _____

Buyer has read and acknowledges receipt of this addendum.

Buyer _____ Date _____

Buyer _____ Date _____

Seller reaffirms as if _____ (the date of closing) that all disclosures made in this Addendum or in the Seller's Disclosure Statement, or subsequently in writing, remain true and in effect, EXCEPT:

Seller _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Disclaimer: This form is provided by the Greater Lansing Association of REALTORS® solely for the use of its Members. Those who use this form are expected to review both the form and the details of the particular transaction to ensure that each section is appropriate for the transaction. The Greater Lansing Association of REALTORS® is not responsible for use or misuse of the form, for misrepresentation, or for warranties made in connection with the form.



**GREATER LANSING ASSOCIATION OF REALTORS®
LEAD-BASED PAINT SELLER'S DISCLOSURE FORM**



Property Address: 4426 Decamp st. & 2135 Cedar St., Holt, MI 48842

Lead Warning Statement

Every Purchaser with 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 with 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

AW
initials

(A) Presence of lead-based paint and/or lead-based paint hazards. (Check one below):

() Known lead-based paint and/or lead-based paint hazards are present in/on the property.
(Explain):

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

AW
initials

(B) Records and reports available to the Seller. (Check one below):

() Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in/on the property (list documents below):

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in/on the property.

Seller certifies that to the best of his/her knowledge, the Seller's statements above are true and accurate.

Date: 2/22/25 Seller(s) AW Lalin D Weiller

II. Agent's Acknowledgment

NS
initials

Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d 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: 1-22-25 Agent: Neil Sheridan

III. Purchaser's Acknowledgment

- _____ (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):
initials () 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 paint 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(s) _____

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

Address: _____
initials

Date: _____ Seller(s) _____



GREATER LANSING ASSOCIATION OF REALTORS®



**RESPONSIBILITIES OF SELLERS UNDER RESIDENTIAL LEAD-BASED PAINT HAZARD
REDUCTION ACT 42 U.S.C. 4852d**

Property Address: 4426 Decamp st. & 2135 Cedar St., Holt, MI 48842

The disclosure requirements listed below are imposed on Sellers of residential housing prior to 1978.

Sellers must disclose the presence of any lead-based paint hazards actually known to Seller. A Lead-Based Paint Sellers' Disclosure Form for providing such information is on the reverse of this form. This disclosure must be made prior to the Sellers' acceptance of the Purchasers' offer. An offer may not be accepted until after the disclosure requirements are satisfied; and the Purchasers have had an opportunity to review the disclosure language, and to amend their offer, if they wish.

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:

- *The Sellers' basis for determining that lead-based paint and/or lead-based paint hazards exist;
- *The location of the lead-based paint and/or lead-based paint hazards;
- *The condition of the painted surfaces.

If a lead-based paint hazard is not known to the Seller, the disclosure must include a statement disclaiming such knowledge.

The Seller must provide a list of any records and reports available to the Sellers pertaining to lead-based paint and/or lead-based paint hazards, copies of which must be provided to the Purchasers (if no such records or reports exist, the disclosure statement should affirmatively so state.)

Sellers must provide to Purchasers the government mandated Lead Warning Statement contained on the reverse side of this form.

Sellers must provide Purchasers with a copy of the federal pamphlet entitled *Protect Your Family from Lead in Your Home*. Ask your REALTOR® for a copy.

Sellers must permit a Purchaser 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 Purchasers become obligated under the Buy and Sell Contract.

The undersigned hereby acknowledge that the REALTOR® named below has reviewed with us the *Responsibilities of Sellers Under Residential Lead-Based Paint Hazard Reduction Act*.

NOTICE: Federal law requires Sellers and Agents to retain a copy of this form for at least three years from the completion date of the sale.

SELLER(S)

REALTOR®

DATE: _____

DATE: _____

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Property lines are approximate



Home on 2135 Cedar St



Home on 4426 Decamp St



Repair Shop

