



PROPERTY INFORMATION PACKAGE



Locke Estate Auction

**14235 Saxton Rd,
Springport, MI 49284**

Wednesday, July 23, 2025

Online bidding starts ending at 2pm

Personal Property ending at 3pm

Open Houses:

Tuesday, July 8 from 12-2pm &

Tuesday, July 22 from 3-5pm

Sale Manager: Stacy Sheridan-Byers 517-410-0833

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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.



July 23, 2025

Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the seller to auction property located on **14235 Saxton Rd, Springport, MI 49284** at public auction.

This is an online auction only, with the **bidding ending on July 23, 2025 starting at 2:00 PM. Open House Inspections** will be held on **Tuesday, July 8 from 12:00 PM to 2:00 PM and Tuesday, July 22, 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:
Stacy Sheridan-Byers
517-410-0833

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:

$\$200 - \$1000 = \$25$
 $\$1,000 - \$10,000 = \$100$
 $\$10,000 - \$25,000 = \$500$
 $\$25,000 - \$500,000 = \$1,000$
 $\$500,000 - \$1,000,000 = \$5,000$
 $\$1,000,000 \text{ and up} = \$10,000$

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.

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

14235 Saxton Rd, Springport, MI

3 Bedrooms, 2.5 Bathrooms

1.93± Acres

2,300 SF Home

3-Car Detached Garage

Springport School District

Jackson County

Springport Township



County: Jackson
City: Springport
Key: cbx
Township/Tax Authority: Springport
Property Sub-Type: Single Family Residence
Entry Location: Back door
List Price: \$150,000
Baths Full - Total: 3
Baths Half - Total: 1
Baths - Total: 4
Bedrooms Total: 3

Lot Acres: 1.93
Lot Size Dimensions: 210 x 400
School District: Springport
Elementary School District: Springport
Subdivision: None
Section #: 28
Reserved Items: No
Year Built: 1989
Occupancy: At Closing
Building Area Total SqFt: 3,450
Total Livable Area: 3,450
Association Fee/Yr:

Directions: Springport Rd., to Saxton Rd.
Legal: BEG 825 FT W OF THE NE COR OF SEC 28 TH CONTINUING W 210 FT TH S 400 FT TH E 210 FT TH N 400 FT TO BEG. SEC 28 T1S R3W 1.932A

14235 Saxton Rd Road

Parcel #:	00-01-28-226-001-02	Tax Year:	2024	Taxes:	\$3,369.66
State Eq Value:	\$107,500	Taxable Value:	\$65,757	Zoning:	Residential
#Full Baths Level 3:	0	#Half Baths Level 3:	0	Level 1 Finished Area:	1,150
#Full Baths Level 2:	1	#Half Baths Level 2:	0	Level 2 Finished Area:	1,150
#Full Baths Level 1:	1	#Half Baths Level 1:	1	Level 3 Finished Area:	0
#Full Baths Level B:	1	#Half Baths Level B:	0	Below Grade Finished Area:	1,150
				Above Grade Finished Area:	2,300
				SqFt - Basement:	1,150

Room Name	Level	Dimensions	Room Features	Remarks	Room Name	Level	Dimensions	Room Features	Remarks
Primary Bedroom	First	15 x 13			Bedroom 2	Second	15 x 15		
Living Room	First	19 x 13			Bedroom 3	Second	15 x 15		
Dining Room	First	19 x 13			Kitchen	First	11 x 9		

Appliances: Dryer; Free-Standing Electric Oven; Free-Standing Refrigerator; Freezer; Microwave; Refrigerator; Washer; Water Heater; Water Softener
Basement: Finished; Full
Cooling: Wall/Window Unit(s)
DPR: DPR Eligible: Yes
Exterior: Vinyl Siding
Flooring: Carpet; Laminate
Heating: Electric; Wall Furnace

Laundry Features: Laundry Room; Main Level
Levels: Two
Other Structures: Pole Barn
Parking Features: Detached; Garage
Patio & Porch Features: Porch
Property Use: Primary
Roof: Shingle
Road Frontage Type: County Road
Showing Requirements: Occupied
Special Listing Cond: Auction
Road Surface Type: Gravel
Sewer: Septic Tank
Terms: Cash; Conventional
Architectural Style: Cape Cod
Water Source: Well

Public Remarks: This is an AUCTION - please log into www.sheridanauctionservice.com for all auction details. Bidding will close Wednesday, July 23, 2025 at 2:00 pm. The list price is the opening bid. 14235 Saxton is a beautifully maintained home on a quiet country setting. The home is occupied and the sellers have agreed to only a few times for showings. They are....Saturday, June 28, 1-5:00; Sunday July 6, 1-5:00 pm; Saturday, July 12, 1-5:00pm and Sunday July 20, 1-5:00pm. Use SentiKey for all showing requests.

Sheridan Realty and Auction Co.
740 S. Cedar St.
Mason, MI 48854
517-410-0833
517-676-9800
stacy@sheridanauctionservice.com

Information is deemed to be reliable, but is not guaranteed. © 2025 [MLS](#) and [FBS](#). Prepared by Stacy Byers Sheridan on Thursday, July 10, 2025 11:53 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

14235 SAXTON RD SPRINGPORT, MI 49284 (Property Address)

Parcel Number: 000-01-28-226-001-02

No Images Found

Property Owner: LOCKE JOHN R & ELNORA A TRUSTEES

Summary Information

> Assessed Value: \$107,500 | Taxable Value: \$65,757

Owner and Taxpayer Information

Owner	LOCKE JOHN R & ELNORA A TRUSTEES LOCKE JOHN R & ELNORA A TRUST 14235 SAXTON RD SPRINGPORT, MI 49284	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2024

Property Class	401 RESIDENTIAL-IMPROVED	Unit	16 SPRINGPORT
School District	SPRINGPORT PUBLIC SCHOOLS	Assessed Value	\$107,500
MAP #	Not Available	Taxable Value	\$65,757
USER NUMBER IDX	Not Available	State Equalized Value	\$107,500
USER ALPHA 1	Not Available	Date of Last Name Change	06/25/2021
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
USER ALPHA 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date		No Data to Display	
Principal Residence Exemption	June 1st	Final	
2023	100.0000 %	100.0000 %	

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2023	\$98,900	\$98,900	\$62,626
2022	\$89,800	\$89,800	\$59,644
2021	\$91,100	\$91,100	\$57,739

Land Information

Zoning Code	Not Available	Total Acres	1.930
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

BEG 825 FT W OF THE NE COR OF SEC 28 TH CONTINUING W 210 FT TH S 400 FT TH E 210 FT TH N 400 FT TO BEG. SEC 28 T1S R3W 1.932A

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Divs of Parent	Not Available
Date Created	01/01/0001	Unallocated Divs Transferred	Not Available
Acres of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
04/26/2004	\$0.00	QC	LOCKE JOHN R & ELNORA	LOCKE, JOHN R & ELNORA S TR	21-NOT USED/OTHER	1780-0671

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GREATER LANSING ASSOCIATION OF REALTORS® Disclosure Regarding Real Estate Agency Relationships



Page 1 of 2

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 transaction 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.

- (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.*

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.

SELLER'S AGENTS

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.

Individual services may be waived by the Seller through execution of a Limited Service Agreement. Only those services set forth in Paragraph (2) (b), (c), and (d) above may be waived by the execution of a Limited Service Agreement.

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 with 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.

Individual services may be waived by the Buyer through execution of a Limited Service Agreement. Only those services set forth in Paragraph (2) (b), (c), and (d) above may be waived by the execution of a Limited Service Agreement.

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.

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.

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.



GREATER LANSING ASSOCIATION OF REALTORS® Disclosure Regarding Real Estate Agency Relationships



Page 2 of 2

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.

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 name "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.

LICENSEE DISCLOSURE (Check one)

I hereby disclose that the agency status of the Licensee named below is:

- ☒ Seller's Agent
☐ Seller's Agent with a Limited Service Agreement
☐ Buyer's Agent
☐ Buyer's Agent with a 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 (Check one)

- ☐ Check here if 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.
- ☒ Check here if not acting as a Designated Agent. All affiliated Licensees have the same agency relationship as the Licensee named below.

Further, this form was provided to the Buyer or Seller before disclosure of any confidential information.

Stacy Sheridan-Byers
 Licensee

10-18-25
 Date

 Licensee

 Date

ACKNOWLEDGMENT

By signing below, the Parties acknowledge that they have received and read the information in this Agency Disclosure Statement and acknowledge that this form was provided to them before the disclosure of any confidential information. **THIS IS NOT A CONTRACT.**

Stacy Sheridan-Byers
 Potential ☐ Buyer ☒ Seller (check one)

10-18-25
 Date

 Potential ☐ Buyer ☐ Seller (check one)

 Date

DISCLAIMER: this form is provided as a service of the Greater Lansing Association of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The Greater Lansing Association of REALTORS® is not responsible for use or misuse of the form, for misrepresentation, or for warranties made regarding the form.

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



Property Address: 14235 Saxton Rd. Spring Port MI

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

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

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

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

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

☐ 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: _____ Seller(s) Emma Beck

II. Agent's Acknowledgment

AS Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of
initials 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: _____ Agent: Stacy Sheridan-Byers

III. Purchaser's Acknowledgment

initials (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*.

initials (C) Purchaser has (check one below):
☐ Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based 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
initials federally-mandated lead-based paint disclosure regulations do not apply to this property.

Address: _____

Date: 6-18-25 Seller(s) Emma Beck

Date: _____ Purchaser(s) _____

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

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 of the form is appropriate for the transaction. The Greater Lansing Association of REALTORS® is not responsible for the use or misuse of the form, for misrepresentation, or warranties made in connection with the form.

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This form was prepared by Stacy Byers Sheridan | Sheridan Realty and Auction Co. | 517-676-9800 | stacy@sheridanauctionservice.com

InstantFORMS



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

Property Address: 14235 Saxton Rd., Springport Mi

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: _____

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 of the form is appropriate for the transaction. The Greater Lansing Association of REALTORS® is not responsible for the use or misuse of the form, for misrepresentation, or warranties made in connection with the form.

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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!



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