* No need to print page 1, when printing select page 2 - 13.

Date: _____
Realtor: _____
Seller: _____
Seller: _____
Seller Home #: _____
Seller Cell #: _____
Seller Email: _____
Street Address: _____
City, State: _____
Zip: _____
List Price: _____
Listing Date: _____
Expired Date: _____
Legal Disc: _____
Legal Disc: _____

SHOWING INSTRUCTIONS

REMERICA
INTEGRITY II REALTY

Property Address: _____

Owner's Name(s): _____

Telephone Numbers: Home _____

Other: Him: Cell _____ Office_____

Cell _____ Office_____

Sellers Email: _____ L/B Combo: _____

Instructions:
_____ Appointment Only; no lockbox; call for appt
_____ MUST CONFIRM before giving out lockbox
_____ Call H/O, leave msg., give out L/B
_____ Vacant; give out L/B to "verified" agents

Comments: _____

_____

_____

SIGN INSTALLATION INSTRUCTIONS

Do you want the staff to call up a sign? Yes No*

Address: (same as above unless otherwise indicated) _____

Directions: N S of _____

E W of _____

Sprinkler System? Yes _____ No _____

Any special instructions (such as placement of sign, personal sign, yard arm only?

_____

_____

*If No, indicate if you are: Ordering your own sign No sign

DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIPS

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. 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.

Remerica Integrity Real Estate provides this document to afford the Purchaser and Seller in making an informed decision on the sale and purchase of real property. The Purchaser and Seller may exercise any of the rights specified below by requesting inclusion of on appropriate clause (where necessary) in an Offer to Purchase. This information is provided for the Purchaser's and Seller's benefit and its acknowledgment in no way obligates the Purchaser or Seller.

1. LEGAL REQUIREMENT All contracts for real property are required to be in writing in order to be enforceable and to comply with the law. The contract will be a legally binding document. The Purchaser and Seller have the right to have an attorney review any form(s) and to represent them in dealing with all legal documentation.

2. AGENCY

_____ **a. Agent of the Seller and Sub-Agency** - The Realtor becomes an agent of the seller when an agreement to list the seller's property is executed or when Realtor accepts subagency from another broker who has listed a seller's property by way of an Exclusive Listing Agreement. The fiduciary duties of loyalty and faithfulness are owned to the seller who is the client. However, Realtors are able to provide the Purchaser with valuable market information and assistance in the Purchaser's decision making process. For example, a Realtor representing the seller can:

i. provide the Purchaser with valuable information about available properties and sources of financing;
ii. show the Purchaser available property;
iii. assist the Purchaser in submitting an Offer to Purchase;
iv. assist the Purchaser throughout the financing and closing process.

Both the listing Realtor and the selling Realtor are obligated by law to treat the Purchaser honestly and fairly. For example, they must:

i. present all offers to the seller, promptly;
ii. respond honestly and accurately to questions concerning the property;
iii. disclose material facts that the Realtor knows about the property.

A seller can authorize a seller's agent to work with subagents, buyer's agent 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 and subagent owes to the seller include, but are not limited to:

i. promoting the best interests of the seller;
ii. fully disclosing to the seller all facts that might affect or influence the seller's decision to accept an offer to purchaser;
iii. keeping confidential the seller's motivations for selling;
iv. presenting all offers to the seller; and
v. disclosing the identifies of all buyers and all information about the willingness of those buyers to complete the sale or to offer a higher price.

_____ **b. Agent of the Buyer** The Realtor becomes an agent of the buyer when an Exclusive Buyer Agency Agreement is executed. As the agent of the buyer, the Realtor will assist the buyer in locating and purchasing a property. Buyer's agents will disclose to the buyer known information about the seller which may be used to benefit the buyer.

The duties of a buyer's agent to the buyer include:

i. promoting the best interests of the buyer;
ii. fully disclosing to the buyer all facts that might affect or influence the buyer's decision to tender an offer to purchase;
iii. keeping confidential the buyer's motivations for buying;
iv. presenting all offers on behalf of the buyer; and
v. disclosing to the buyer all information about the willingness of the seller to complete the sale or to accept a lower price.

_____ **c. Agent of Buyer and Seller/Dual Agency** When the Realtor is an agent of the buyer, and that buyer wishes to see and/or purchase a property listed by the same Realtor, then the Realtor is the agent of both buyer and seller. This is known as Dual Agency. Dual Agency which is disclosed to the buyer and the seller is legal. Under Dual Agency, the Realtor, after obtaining the consent of both parties, shall be the agent of both the buyer and the seller and shall assist both parties in a negotiation of the mutually acceptable purchase, exchange, lease or option agreement. In such 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 provision set forth in any agreement between the dual agent, the seller and the buyer.

LICENSEE DISCLOSURE

I HEREBY DISCLOSE THAT THE AGENCY STATUS I/WE HAVE WITH THE BUYER AND/OR SELLER IS:

_____ SELLER'S AGENT _____ BUYER'S AGENT _____ DUAL AGENT

FURTHER, THIS INFORMATION WAS PROVIDED TO THEM BEFORE DISCLOSURE OF ANY CONFIDENTIAL INFORMATION.

Agent _____ Date _____

ACKNOWLEDGMENT

BY SIGNING BELOW, THE PARTIES CONFIRM THAT THEY HAVE RECEIVED AND READ THE INFORMATION IN THIS AGENCY DISCLOSURE STATEMENT AND THAT THIS FORM WAS PROVIDED TO THEM BEFORE THE DISCLOSURE OF ANY CONFIDENTIAL INFORMATION SPECIFIC TO THE POTENTIAL SELLERS OR BUYERS.

Purchaser _____ Seller _____

Purchaser _____ Date _____ Seller _____ Date _____

REMERICA
INTEGRITY II REALTY

EXCLUSIVE RIGHT TO SELL OR LEASE CONTRACT

Broker Name: Remerica Integrity II Realty
Address of Agency: 640 Griswold Ste 200
Northville, Mi 48167
Agent Name: _____
Agent Phone: _____

Property Owner Name: _____
Property Owner Name: _____
Property Owner Address: _____
Property Owner Phone: _____
Property Owner Email: _____

1. TERM OF CONTRACT: This Exclusive Right To Sell Or Lease Contract ("Contract") is entered into as of the ____ day of _____, 20____ (the "Effective Date"), by and between Broker and Property Owner. In consideration of the agreement for Broker to market the Property (as hereinafter defined) and to use reasonable efforts to find a buyer or tenant, as applicable, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Property Owner grants to Broker the exclusive right to ☐ **sell** or ☐ **lease** the Property beginning on _____, 20 ____ until 11:59 p.m. on _____, 20 ____ (the "term").

2. PROPERTY DESCRIPTION: This ☐ Residential ☐ Condominium ☐ Multi-Family ☐ Vacant ☐ Commercial/Industrial ☐ Other: _____
property is located in the ☐ Village ☐ Township ☐ City of _____, County of _____
Michigan and commonly known as (street address) _____ (zip code) _____

The legal description is: On File
_____
_____ (the "real Property")

The Real Property is being sold or leased, as applicable, together with all improvements and appurtenances, if any, now in or on the premises including all buildings, fixtures, built in appliances, all window treatments including hardware, attached floor coverings, attached fireplace doors, screens, gas logs, garage door openers and controls, screens, storm windows and doors, landscaping, fences and mailboxes, all ceiling fans, alarm systems, radio and television antennas, rotors and controls, water softener (unless rented), water pumps, pressure tanks, fuel in tanks, incinerator, if any, and gas, oil and mineral rights owned by Property Owner, and (the "Personal Property") (collectively, Real Property and the Personal Property are hereinafter referred to as the "Property").

Notwithstanding the foregoing, the following items are excluded from the Property: _____
_____
_____

3. PRICE/TERM: Property Owner agrees to sell the Property for the sum of $_____
or lease the Property for the sum of $_____ per month for a term no less than _____ months, to be paid on such terms and conditions as Property Owner may agree to in writing.

4. BROKER COMMISSION:

BROKER COMMISSIONS ARE NOT SET BY LAW AND ARE FULLY NEGOTIABLE.

For its marketing, negotiation and consultation services, Property Owner agrees to pay Broker the following compensation (the "Broker Commission"):

a. Sale (if applicable). The following terms apply to the Broker Commission in connection with the sale of the Property:

i. Sale Commission. Property Owner shall pay Broker the following amounts (the "Sale Commission"):

☐ _____ % of the gross sale price of the Property with a minimum of $ _____.

☐ Flat fee in the amount of $_____.

☐ Other. _____

The parties understand, acknowledge and agree that the foregoing agreement on compensation is objectively ascertainable and not open-ended.

ii. Payment. The Sale Commission is due and payable by Property Owner to Broker upon the consummation of the sale of the Property to a buyer obtained by anyone, including Property Owner, during the term of this Contract. The Sale Commission is also due and payable if:

1. During the term of this Contract, Property Owner refuses to sell to a ready, willing and able buyer who offers to purchase the Property for Property Owner's full price and terms as set forth in Section 3 hereof; or

2. Property Owner sells or agrees to sell the Property, directly or indirectly, within a period of (__180__) days from the termination of this Contract to a buyer who was shown or learned of the Property during the term of this contract, unless the Property is sold through another licensed real estate broker who is paid a commission during this protection period; or

3. The Property is sold to a tenant, directly or indirectly, during or following the term of its lease agreement with Property Owner and the tenant executed a purchase agreement during the term of this Contract; or

4. Property Owner refuses or is unable to consummate the sale of the Property pursuant to the terms of a fully executed purchase agreement.

b. **Lease** (if applicable). If the Property is leased to a tenant obtained by anyone, including Property Owner, during the term of this Contract, Property Owner shall pay Broker, upon execution of the lease by Property Owner and tenant, an amount equal to _____ % of the total rent due for _____ months from tenant to Property Owner under the terms of the lease or $ _____ (the "Lease Commission"), whichever is greater.

c. The Lease Commission shall also be due and payable by Property Owner to Broker if:

i. During the term of this Contract, Property Owner refuses to lease to a ready, willing and able tenant who offers to lease the Property for Property Owner's full price and terms as set forth in Section 3 hereof; or

ii. Property Owner leases the Property, directly or indirectly, within a period of (____) days from the termination of this Contract to a tenant who was shown or learned of the Property during the term of this Contract, unless the Property is leased through another real estate broker who is paid a commission during this protection period; or

iii. Property Owner refuses or is unable to consummate the lease of the Property pursuant to the terms of a fully executed lease.

d. Forfeiture. Property Owner agrees that if a transaction is not consummated because of the buyer's or tenant's failure to perform and an earnest money deposit is forfeited, __50__ % of the forfeited amount, up to the amount of compensation due to Broker from Property Owner upon consummation of the transaction, shall be paid to Broker for services rendered in connection with the transaction.

e. Security. Broker may, in its sole and absolute discretion, record a lien against the Property to secure its right to receive the compensation set forth above.

f. Sale Defined. The Parties agree that the word "sale" shall also include an option, trade or exchange. In the event of a trade or exchange, a commission will be due from Property Owner to Broker based upon the exchange or trade value, as the case may be, and at the rate set forth in Section 4ai hereof. In the event of a trade or exchange, Broker may receive a commission from both parties to the transaction provided disclosure thereof is made to all parties in accordance with applicable law.

g. Negotiation. Property Owner and Broker acknowledge that they have freely, voluntarily and with full knowledge and capacity negotiated the agreed upon compensation between themselves and that it was not fixed, controlled, recommended or maintained by any other person(s) or entity not a party to this Contract.

5. SHARED COMPENSATION WITH BROKER PROCURING BUYER: Whether the Listing Broker will offer a portion of the Listing Broker's compensation (as set forth in paragraph 4 above), to the brokerage firm producing the buyer, is wholly within the Seller's discretion and is not fixed, controlled or recommended by law, the MLS or otherwise. Seller directs Brokerage Firm to (indicate by checking the box):

☐ Offer a portion of the listing broker's commission to the brokerage firm producing the buyer while acting as a buyer's agent. Said offer of compensation shall be _____% of the sales price or $ _____.

☐ Not offer any portion of the listing broker's commission to the brokerage firm producing the buyer.

6. SELLER CONCESSIONS: In addition to the compensation offered by Brokerage Firm pursuant to paragraph 5 above, if any, Seller ☐ does ☐ does not authorize Brokerage Firm to advise potential buyers and their agents that Seller may be willing to consider Seller concessions. This invitation is contingent upon all other terms of the offer being acceptable to Seller in their sole discretion. This invitation ☐ shall ☐ shall not be disclosed in the MLS.

7. MULTI-LIST/COOPERATION: Property Owner acknowledges that the assistance of one or more Multiple Listing Service(s) (MLS) has been fully explained and Broker is authorized to multiple list the Property in the appropriate MLS(s). Property Owner authorizes Broker to distribute information about the Property in the MLS(s) and internet web sites that are appropriate for the most effective exposure for the Property to potential buyers and tenants. Each MLS(s) and web site is authorized to disseminate the information so provided to its participants according to its rules and regulations. Property Owner holds harmless each MLS(s) and web site and Broker from any liability for errors and omissions in the listing information so disseminated and from claims arising from or pertaining to the dissemination of information about the Property.

8. SHOWING PROPERTY/CONFLICT OF INTEREST: Property Owner understands and agrees that as part of marketing the Property, Broker will show potential buyers and tenant's properties other than the Property and provide such buyers or tenants with information on the selling or leasing prices in the area. Property Owner also understands and agrees that Broker may show the Property to, and obtain offers from, all prospective buyers or tenants, including buyers or tenants with whom Broker has an agency relationship. In the event a buyer or tenant with whom Broker has an agency relationship becomes interested in the Property, Broker shall notify both Property Owner and the buyer or tenant and (check one):

☐ Broker shall terminate its agency relationship with the buyer or tenant as it relates to the Property only; or

☑ Broker shall act as a consensual disclosed, in writing, dual agent of both Property Owner and the buyer or tenant; or

☐ Broker shall act as a transaction coordinator to facilitate the transaction and not as an agent for either Property Owner or the buyer or tenant.

Property Owner hereby waives any claims of conflict of interest that it may have as a result of Broker engaging in the aforesaid activities.

9. CANCELLATION: This Contract can be cancelled or revoked only by mutual consent of both Broker and Property Owner in writing.

10. TITLE: Property Owner represents and warrants that:

a. Property Owner is the exclusive holder of the interest to be conveyed pursuant to the terms of this Contract or that Property Owner is the duly authorized agent of the holder of such interest and is specifically empowered to enter into this Contract and to convey such interest; and

b. Title to the Property is good and marketable and Property Owner will execute and deliver a warranty deed, land contract, lease or such other instruments of assignment or conveyance as shall be required by Property Owner's agreement with a buyer or tenant. Such deed shall have full covenants of warranty and conveyance there under and shall be free of all encumbrances and liens except restrictions, easements, reservations and covenants of record and (e.g. special assessments): _____. Property Owner acknowledges receipt of Broker's Affiliated Business Arrangement Disclosure prior to its referral to Broker's affiliated businesses. Property Owner shall furnish such owner's title insurance policy without standard exceptions certified to the date of closing as is required by an agreement to sell the Property through the following title company: Reputation First Title Agency .

11. SHOWING/SIGNS: Broker is hereby authorized to retain a key to the Property and cause a sign to be erected on the Property and to remove all other "for sale" signs. Broker shall have access to the buildings on the Property for the purpose of showing the same at reasonable hours to prospective buyers and/or tenants.

12. COPYRIGHT & EXCLUSIVE USE: Property Owner hereby consents to taking pictures and/or video of the property (the "Visual Media") and consents to the unlimited and perpetual use of such Visual Media by Broker or any of Broker's designees. "Use" shall include, without limitation, the reproduction, modification, adaptation, publishing, creation and derivative works from, distribution and display of any and all Visual Media throughout the world in any format.

Furthermore, Property Owner hereby irrevocably assigns, transfers, sets over and conveys to Broker all of Property Owner's rights, title and interest in and to certain photographs and/or video of the Property taken by the Property Owner and provided to Broker (the "Property Owner's Media"). Such assignment and transfer includes, without limitation, the right to grant permission to publish and/or republish the Property Owner's Media in whole or in part in any format throughout the world.

13. REPRESENTATIONS: Property Owner hereby acknowledges that Broker is relying upon the representations, whether oral or written, made by Property Owner with respect to the Property. Property Owner warrants to Broker that any representations Property Owner has made or shall hereafter make are true and correct and Broker is authorized to make such representations to prospective buyers or tenants.

14. LOCKBOX: Broker ☑ is ☐ is not authorized to attach a lockbox to the Property to be used for the purposes of storing key(s) that provide access to the Property by authorized persons.

15. MARKET: Upon Property Owner's written acceptance of an offer to purchase or lease the Property, Broker shall discontinue its efforts to market the Property and shall not present to Property Owner any other offers received after the time of Property Owner's acceptance.

16. REFERRAL: Property Owner shall refer to Broker all inquiries concerning the Property during the Term of this Contract.

17. CITIZENSHIP: Property Owner ☑ is ☐ is not a citizen of the United States of America.

18. NON-DISCRIMINATION: It is agreed by Brokerage Firm and Seller, parties to this agreement, that as required by law, discrimination because of religion, race, color, national origin, age, sex, disability, familial status, marital status, sexual orientation, or gender identity or expression by said parties in respect to the sale or lease of the Property is PROHIBITED.

19. PROPERTY OWNER'S COMPLIANCE: Property Owner shall comply with all applicable federal, state and local laws, rules and regulations and shall make timely, accurate and complete disclosure to Broker and any prospective buyer or tenant of all material information about the Property.

20. HOME PROTECTION PLAN: Property Owner ☐ declines or ☐ agrees to provide buyer a Home Warranty Plan at the time of closing at a cost of $ _____. Property Owner will receive limited warranty coverage during the listing period as a benefit. Limited seller coverage will become effective immediately upon processing and will expire upon the term of the listing.

21. YEAR BUILT: Property Owner represents and warrants that the Property ☐ was ☐ was not built before 1978.

22. REGULATORY NOTICE: Property Owner acknowledges notice that Broker and its licensees may accept a fee or other consideration for the placement of an abstract, mortgage, loan, life, fire, theft, flood, title or other casualty or hazard insurance or home warranty arising from this transaction and expressly consents thereto as required by Board of Real Estate Brokers and Salespersons Rule 339.22321, 1997 AACS R 339.22321, as amended.

23. RELEASE: Property Owner acknowledges and agrees that the sale of the Property encompasses many professional disciplines and, while Broker possesses considerable general and real estate knowledge, Broker and its licensees are not experts in the areas of law, tax, financing, insurance, surveying, structural conditions, hazardous materials, infestations, fungi, engineering, appraisal and other pertinent topics. Property Owner acknowledges that Broker advised it to seek professional advice from experts in these and other areas of professional expertise at Property Owner's expense and Property Owner relieves Broker and its licensees from any liability in such areas. In the event that Broker or its licensees provides Property Owner with names or sources for such advice and assistance, Property Owner acknowledges and agrees that Broker and its licensees do not warrant or guarantee the services or products.

24. ADVICE OF COUNSEL: Property Owner acknowledges Broker's recommendation that Property Owner retain an attorney to advise it regarding this Contract and the sale or lease of the Property.

25. DEFENSE AND INDEMNIFICATION: Property Owner shall defend, indemnify and hold harmless Broker and its licensees from and against all claims related to the Property except for liability for damages resulting from the gross negligence and/or intentional misconduct by Broker and its licensees.

26. LIMITATION: Property Owner and Broker agree that any and all claims or lawsuits between the parties relating to this Contract must be filed no more than six (6) months after the date of termination of this Contract. The parties waive any statute of limitations to the contrary.

27. COSTS OF COLLECTION: Property Owner agrees to pay or reimburse Broker for all costs and expenses incurred in enforcing the terms of this Contract, including actual attorneys' fees, together with all other expenses incurred by Broker due to Property Owner's default.

28. EFFECTIVE DATE: The effective date of this Contract shall be the date as of which the Contract has been signed by Property Owner.

29. HEIRS: This agreement shall be binding on the heirs, personal representatives, administrators, executors, assigns and successors of Seller.

30. SIGNATORIES: The undersigned Property Owner represents that all parties in title are a signatory on this Contract.

31. ACKNOWLEDGEMENT: Property Owner acknowledges that it has read and received a copy of this Contract.

32. ELECTRONIC COMMUNICATIONS: The parties agree that this agreement, any amendment or modification of this agreement and/or any written notice or communication in connection with this agreement may be delivered by electronic mail via the contact information set forth above. Any such communication shall be deemed delivered at the time it is sent or transmitted. The parties agree that the electronic signatures and initials shall be deemed to be valid and binding upon the parties as if the original signatures or initials were present in the documents in the handwriting of each party.

33. ADDITIONAL TERMS: Sellers acknowledge that if this transaction is a split closing between two title companies, there could be an additional closing fee of anywhere between $350 - $550.

IN WITNESS WHEREOF, the parties hereto have executed this Contract as of the Effective Date.

Property Owner Date	Property Owner Date
Property Owner Date	Property Owner Date
	Broker/Agent Date

RESPONSIBILITIES OF SELLERS UNDER RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT

Information for Sellers and Purchasers

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

1. Sellers must disclose the presence of any lead-based paint hazards actually known to the seller. A *Lead-Based Paint Seller's Disclosure Form* for providing such information is available from your REALTOR. This disclosure must be made prior to the seller's 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.

a. If the sellers are aware of the presence of lead-based paint and/or lead-based paint hazards in the property being sold, the disclosure must include any information available concerning the known lead-based paint and/or lead-based paint hazard, including the following:

i. The seller's basis for determining that lead-based paint and/or lead-based paint hazards exist;
ii. The location of the lead-based paint and/or lead-based paint hazards; and

iii. The condition of the painted surfaces.

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

c. The sellers must provide a list of any records and reports available to 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.)

d. The disclosure must include the following government-mandated Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead-based paint and may place young children at risk of developing lead poisoning. Lead poising in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommend prior to purchase.

2. Sellers must provide purchasers with a copy of the federal pamphlet entitled *Protect Your Family From Lead In Your Home.* Again, a copy of this pamphlet is available from your REALTOR.

3. Sellers must permit a 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 agreement.

The undersigned hereby acknowledge that the REALTOR named below has reviewed the contents of the *Responsibilities of Sellers Under Residential Lead-Based Paint Hazard Reduction Act* with me and provided me with a copy.

Seller(s)/Purchaser(s) (circle one)	REALTOR
_____	_____
_____	REMERICA INTEGRITY II REALTY
Date: _____	Date: _____

Reputation First Title Agency

REMERICA INTEGRITY REALTORS

Date: _____

Re: _____
(Account Number)

_____

_____ _____

_____ _____
(Mortgage Company) (Property Sold)

To whom it may concern,

I hereby authorize the above referenced Realty office & Title Agency, and/or any designated agent, assistant, employee to verify any and all information pertaining to the mortgage or property detailed above and any additional financial information pertaining to this property including, but not limited to; liens, home owners association, taxes, and all other encumbrances. This notice will also serve to freeze the balance of any line of credit or home equity line at its current balance with no further access to this line. I hereby release all parties listed, its affiliates, employees, agents from any claims that might arise in connection with this authorization. This authorization shall remain in effect until revoked in writing.

I have sold the above captioned property through REMERICA INTEGRITY and _____ per method indicated below. This letter will act as your authorization to release the abstract or Title Insurance information to them to be processed.

Also, please supply them with a pay-off/assumption/status letter regarding the mortgage balance, interest, taxes, escrow's, etc. Please include the daily interest rate.

To Seller: Is this Mortgage an Equity Line of Credit? ☐ Yes ☐ No
** If yes, Seller, by signing below authorizes Lender to freeze and close subject account.

APPROXIMATE CLOSING DATE: Respectfully yours,

_____ _____
Seller/Mortgager

_____
Social Security #

Method of sale: Cash New FHA New Conv Assumption Land Contract

Please Send information to:

Reputation First Title Agency
39700 5-Mile Rd
Plymouth, Mi 48170
Email: cstout@rftitle.com
Fax: 734-432-0102

or

Remerica Integrity II Realty
640 Griswold Suite 200
Northville, Mi 48167
Office 248 912-9990
Fax 248-912-9996



HOMEOWNER'S/CONDO ASSOCIATION INFORMATION REQUEST

Association Name: _____

Contact Name: _____

Contact Number: _____

Property Address: _____

Homeowner: _____

Authorization to Release Information:

_____ _____

Homeowner's Signature Date

* Please note that this information will be required to assess association fees and calculate proration credits at closing *

* If there are fees required by the association for generating an Association Status Letter they will be collected on the Settlement Statement at closing *

MICHIGAN ASSOCIATION OF REALTORS®

Seller's Disclosure Statement

H

Property Address: _____ MICHIGAN
Street City, Village or Township

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. **This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction, and is not a substitution for any inspections or warranties the Buyer may wish to obtain.**

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. **This information is a disclosure only and is not intended to be a part of any contract between Buyer and Seller.**

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

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

	Yes	No	Unknown	Not Available
Range/oven				
Dishwasher				
Refrigerator				
Hood/fan				
Disposal				
TV antenna, TV rotor & controls				
Electric System				
Garage door opener & remote control				
Alarm system				
Intercom				
Central vacuum				
Attic fan				
Pool heater, wall liner & equipment				
Microwave				
Trash compactor				
Ceiling fan				
Sauna/hot tub				
Washer				

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

Explanations (attach additional sheets, if necessary): _____

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements & additional information:

1. **Basement/Crawlspace:** 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: _____

BUYER'S INITIALS _____

SELLER'S INITIALS _____

This contract is for use by Realcomp Subscribers. Use by any other party is illegal and voids the contract.

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Seller's Disclosure Statement

Property Address: _____ MICHIGAN
Street City, Village or Township

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 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 _____
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 SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

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

Seller _____ Date: _____

Seller _____ Date: _____

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date: _____ Time _____

Buyer _____ Date: _____ Time _____

Disclaimer: This form is provided as a service of the Michigan Association of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The Michigan Association of REALTORS® is not responsible for use or misuse of form for misrepresentation or for warranties made in connection with the form.

FORM H JAN/06

This contract is for use by Realcomp Subscribers. Use by any other party is illegal and voids the contract.

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LANGUAGE FOR SELLER'S ACKNOWLEDGMENT
LEAD-BASED PAINT

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.

Seller	Purchaser
Seller	Purchaser
Witness	Witness
Date	Date

LEAD-BASED PAINT SELLER'S DISCLOSURE FORM

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead-based paint and may place young children at risk of developing lead poisoning. Lead poising in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommend prior to purchase.

I. Seller's Disclosure (initial)

_____(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 the housing (explain):
_____
_____
_____

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

_____(b) Records and reports available to seller (check one below):

☐ Sellers has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):
_____
_____
_____

☐ Seller has no reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

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

Date:_____ Seller:_____

Date:_____ Seller:_____

II. Agent's Acknowledgment (initial)

_____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

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

Date:_____ Agent:_____

III. Purchaser's Acknowledge (initial)

_____(a) Purchaser has received copies of all information listed above.

_____(b) Purchaser has received the federally approved pamphlet *Protect Your Family From Lead In Your Home.*

_____(c) Purchaser has (check one below):

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

or

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

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

Date:_____ Purchaser:_____

Date:_____ Purchaser:_____