

DISCLOSURE STATEMENT

For Property Located at 3050 Shattuck Road, Saginaw, MI 48603

Saginaw County Parcel ID# 12-4-10-4012-0000

January 18th, 2012 furnished by Thad Michael Davis, Owner.

PROPERTY TO BE PURCHASED "AS-IS"

The buyer agrees to purchase the property at this location including all structures and dwellings "AS-IS" and without warranty. The seller does not guarantee any of the property whatsoever but does make it fully available for inspection. As part of this sale the Seller will make no (zero) improvements or corrections to the property or buildings. After the sale the Buyer agrees to hold harmless the Seller for the property, its use or potential use and all issues or concerns whether real or potential that relate to it.

LEAD BASED PAINT DISCLOSURE STATEMENT

The buildings at this location were constructed prior to 1978 and therefore may contain lead based paint. The buyer may inspect the home to determine the presence of lead based paint or any lead based paint hazard. Prior to purchasing the property the buyer agrees to read and acknowledge the potential hazards of lead as described in the EPA booklet found at this internet location: www.epa.gov/lead/pubs/leadpdf.pdf

PROPERTY PROFILE

The home on this property has the following:

85,000 BTU/HR Furnace Feeding Hot Water Circulatory Heat. No Air Conditioning.

Deep Well with Pump (City Water Available Roadside but Not Connected). Copper Plumbing.

Electric Hot Water (Installed 2006 with CPVC to Copper Transitions).

City Sewer. Electrical and Mechanical Systems are in Good Working Order.

Back Yard Porch Requires Repair, Replacement or Demolition.

TRANSFER TAXES, DEAD PREPARATION AND RECORDING FEES TO BE PAID BY THE BUYER

The City/County and State Real Estate Transfer Taxes are to be paid by the Buyer. Buyer to pay all State/County/City Tax Stamps (Recording Fees and Taxes) to Saginaw County Register of Deeds. The Buyer shall pay for Deed Preparation and Filing Fees thereof.

TITLE INSURANCE

This property has no liens upon it and there are no known breaks in the chain of Title to its current owner. The cost for Title Insurance if requested by the Buyer shall be split evenly between the Buyer and Seller, each party to pay 50%.

PROPERTY TAXES

Property Taxes are to be pro-rate distributed between the Buyer and Seller based upon the date of sale. Buyer to reimburse Seller for taxes paid in advance for each taxing authority based upon their respective tax operating period(s).

GOOD FAITH DEPOSIT

A non-refundable Good Faith Cash Deposit must be paid by the Buyer to The Seller upon signing a purchase agreement for this property. The Deposit shall retained by the Seller (no third party escrow holding).

CLOSE (COMPLETION) OF PURCHASE and CURRENT RENTAL OCCUPANT

Close of purchase must be made by Seller within 60 days of making Good Faith Deposit. The property has a current Rental Occupant. Current Rental Occupant shall have the right to continue rental of the property for up to 60 full days following the signing of Purchase Agreement. Each month's rent shall be paid to the current owner.

ACCEPTANCE OF DISCLOSURE STATEMENT AND CONDITIONS

The Buyer upon signature below accepts these Disclosures, Terms and Conditions.

Accepted By: (Printed Name)

Accepted By: (Signature)

Date