

Willingham Real Estate, LLC

Auction Addendum/ Buyer's Premium paid by Buyer(s)

KEY TERMS:

Buyer: _____
Buyer's Printed Name & Signature

Buyer: _____
Buyer's Printed Name & Signature

Purchase Price:

Total Purchase Price Calculation:

Winning Bid Amount: -----→ \$ _____

Plus Buyer's Premium of -----→ \$ _____

**\$500.00 of total bid price, which is
Added to the total winning bid.**

Payable to: **Willingham Real Estate**
at Closing

Equals total Purchase Price:---→ \$ _____

Earnest Money Deposit from buyer: **\$200.00**

EMD to be made payable by Certified Funds to Willingham Real Estate and
Overnighted within 24 hours of winning bid verbal acceptance

(EMD Non-Refundable once contract is ratified by all parties.)

RE: 11369 Stockwell ST Detroit Michigan 48224

Property ID: **W21I072001S**

Legal Description:

**W STOCKWELL 70 AND E 9 FT OF VAC ALLEY ADJ RONEYS
SUPER HWY SUB L54 P16 PLATS, W C R 21/893 40 X 126**

Willingham Real Estate, LLC

Addendum to Exclusive Auction Listing Agreement

The following property is being sold in 'AS IS' condition, no warranties are being given, expressed or implied for:

11369 Stockwell St
Detroit, MI 48224

The Seller offers this property for sale in "AS IS" CONDITION, INCLUDING ANY HIDDEN DEFECTS OF ANY NATURE, KNOWN OR UNKNOWN, with no representations, warranties or guarantees whatsoever, express or implied, regarding their nature, value, source, authenticity, fitness, merchantability, and/or any other aspect or characteristic of these assets. No statement anywhere, whether express or implied, shall be deemed a warranty or representation by the Seller regarding this property. All sales are with the understanding that the buyer cannot rely on any other representation, warranty or guaranty made by anyone.

Buyer(s) acknowledges that they have conducted their due diligence prior to placing a bid on-line with www.AuctionIt.cc

Settlement Requirements: Winning bidder is responsible for all liens, encumbrances, water bills and back taxes to be paid at closing. Seller accepts certified funds via cashier's check or wire at closing. Buyer will be responsible for a buyer's premium of \$500.00 Buyer will receive a quitclaim deed.

Buyer Premium Info: This auction requires that the winning bidder pay a Buyer's Premium of \$500.00 of the winning bid amount. (The Buyer's Premium covers the costs associated with the auction).

Buyer(s) acknowledge that they are responsible for obtaining at their expense the City required Certificate of Occupancy prior to closing to present to the title company. Property is currently tenant occupied, buyer acknowledges that they will not disturb tenant or approach tenant. Buyer acknowledges that they will be responsible for the collection of rent after property closes and whether or not they will keep tenant in place or send tenant notice to quit or evict at buyer's expense.

Buyer:

Date

Buyer's agent:

Date



Seller's Disclosure Statement

H

Property Address: 11369 Stockwell St Detroit 48224 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		Yes	No	Unknown	Not Available
Range/oven					Lawn sprinkler system				
Dishwasher					Water heater				
Refrigerator					Plumbing system				
Hood/fan					Water softener/conditioner				
Disposal					Well & pump				
TV antenna, TV rotor & controls					Septic tank & drain field				
Electric System					Sump pump				
Garage door opener & remote control					City water system				
Alarm system					City sewer system				
Intercom					Central air conditioning				
Central vacuum					Central heating system				
Attic fan					Wall furnace				
Pool heater, wall liner & equipment					Humidifier				
Microwave					Electronic air filter				
Trash compactor					Solar heating system				
Ceiling fan					Fireplace & chimney				
Sauna/hot tub					Wood burning system				
Washer					Dryer				

Tenant occupied

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? If yes, please explain: _____ yes _____ no _____
- Insulation:** Describe, if known: _____
Urea Formaldehyde Foam Insulation (UFFI) is installed? _____
- Roof:** Leaks? _____ unknown _____ yes _____ no _____
Approximate age, if known: _____
yes _____ no _____
- Well:** Type of well (depth/diameter, age and repair history, if known): _____
Has the water been tested? _____
If yes, date of last report/results: _____ yes _____ no _____

PAGE 1 OF 2

BUYER'S INITIALS _____

SELLER'S INITIALS **KFA**

FORM H JAN/06

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



Seller's Disclosure Statement

Property Address: 11369 Stockwell St Detroit 48224 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.
If yes, please explain: _____
unknown _____ yes _____ no _____
- 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: _____

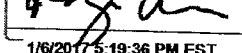
The Seller has lived in the residence on the property from _____ (date) to _____ (date).
 The Seller has owned the property since _____ (date).
 The Seller has indicated above the conditions of all the items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance 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: 1/6/2017
 Seller 1/6/2017 5:19:36 PM EST 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.





LEAD-BASED PAINT SELLER'S DISCLOSURE FORM



Property Address 11369 Stockwell

Street
Detroit

City, Village, Township

MICHIGAN

48224

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 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 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 recommended prior to purchase.

I. Seller's Disclosure (initial)

RFA

(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.

RFA

(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 the housing (list documents below):

Seller has no reports or records 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: 1/6/2017

Seller(s)

[Signature]
Authentisign
1/6/2017 5:19:37 PM EST

Date:

II. Agent's Acknowledgment (initial)

FW

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: 1/6/2017

Agent

[Signature]
Authentisign
Francine Willingham
1/6/2017 7:58:06 PM EST

III. Purchaser's Acknowledgment (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(s)

Date:

