

PROFILE SHEET TO BE PART OF CONTRACT MANDATORY-MUST BE FILLED OUT

Property Address: **7653 Wood Brook Rd, Lodi Twp, MI 48103**

Offer Information:

Purchase Amount:	EMD Amount:	Concession Amount:
Down Payment Amount:	Type Of Loan:	Other:
Inspection: ☐ yes ☐ no	Inspection period:	Closing Date

BUYER 1:

First Name:	Middle name:	Last Name:	
Address:	City:	State:	WILL OWNER OCCUPY YES ☐ NO ☐
		Zip:	

BUYER 2:

First Name:	Middle name:	Last Name:	
Address:	City:	State:	WILL OWNER OCCUPY YES ☐ NO ☐
		Zip:	

BUYER(S) AGENT INFORMATION

Agency Name:	First Name:	Last Name:	
Address:	City:	State:	Zip:
Cell:	Office Phone:	Office Fees:	Commission
Agent ID:	Office ID:	Agent Email:	

Listing Agent Information:

Agency Name: National Realty Centers	First Name: Allan	Last Name: Mindell	
Address: 110 Willets	City: Birmingham	State: MI	Zip: 48009
Cell: (248) 739-1123	Office Phone:	Office Fees:	Commission
Agent ID: 3023493	Office ID: 367482	Agent Email: allan@mindellrealtor.com	

Seller's Title Information

Company Name:	First Name:	Last Name:
Ohio Title Corporation		

Wiring Information to be provided with REO Addendum once offer is accepted.

*****URGENT NOTE-HUNTINGTON DOES NOT DO SPLIT CLOSINGS IF YOUR BUYER DECIDES TO USE THEIR OWN TITLE COMPANY SELLER WILL NOT PAY FOR OWNER TITLE POLICY!**
REAL ESTATE INFORMATION ONLY WILL BE PROVIDED!

Split Title? Yes No

BUYER(S) TITLE COMPANY INFORMATION - IF BUYER(S) DECIDE THEY WANT SPLIT ANYWAY:

Company Name:	First Name:	Last Name:	
Address:	City:	State:	Zip:
Email:	Phone:	Fax:	

Lender's Information:

Company Name:	First Name:	Last Name:	
Address:	City:	State:	Zip:
Email:	Phone:	Fax:	

REO Offer Acknowledgement

This document is to be initialed and signed by the Buyer's Agent

Property Address: **7653 Wood Brook Rd, Lodi Twp, MI 48103**

Thank You for your interest in selling one of our listings. When writing your offer please be certain that the following accompany your offer. Without the complete offer packet we cannot submit your offer as instructed by the Seller.

This property is a Bank-Owned Property (REO) and not a Short Sale.

By signatures below, Selling Agent(s) are aware that:

- All offers MUST INCLUDE THIS COMPLETED FORM. THIS IS A SELLER REQUIREMENT.
- Residential Purchase Agreement (with all the necessary State Documents)
- Pre-approval (NOT PRE-QUALIFIED) OR Proof of funds (within the last 30 days)
- Corporate Resolution (if necessary)
- COPY of Earnest Check Made out to the sellers Title Company for a minimum of \$1,000 or 1% whichever is greater
- Additional addenda to be signed ONLY after an offer has been verbally accepted

You may email offers to allan@mindellrealtor.com: or fax to _____

Response from the Seller will take a minimum of 24 hours and can take as long as 2 weeks depending on the sellers servicing level.

All negotiations are verbal until final contracts and addenda are signed by the Seller.

Agent please acknowledge _____ (Selling Agent Initials)

Any personal property on the premis

Seller will not issue a written rejection or written counter offer. You will be notified of the Seller's decision by the Listing Agent/Listing Brokerage.

Once the offer is accepted verbally, the corrected Purchase Agreements, all addenda and copy of the Earnest Money check MUST be in our office within 48 hours. Earnest Money MUST be made out to Listing Brokerage or the sellers choice of Title Company (to retain the benefit of a sellers paid "owners policy").

Seller typically will make no repairs to the asset. Buyer/Agent must verify all information.

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Utility activation and de-winterization are a function of the seller. If utilities/de-winterization is a requirement of the buyer(s)/lender(s) inspection/appraisal process for this transaction, the seller will incur the expense of activating the utilities and de-winterizing the property for inspections and/or appraisals. It can take the seller five to seven business days to prepare the property. Under NO Circumstances will the buyer be permitted to conduct inspections or appraisal prior to a fully accepted & signed purchase agreement and addenda. The listing agent will notify the buyer's agent when the property is ready for inspections/appraisal. Please have the appraiser contact the listing agent for access for appraisal purposes.

Selling Agent Initials_____

At no time will the Selling Agent give out the lockbox combination to anyone including the Buyer's contractors, inspectors or any other party. An Agent must be present at each showing, inspection or visit to the property. NO REPAIRS, RENOVATIONS OR ALTERATIONS OF ANY TYPE SHALL BE PERFORMED BY ANYONE WITHOUT THE WRITTEN CONSENT OF THE SELLER BEFORE CLOSING.

Selling Agent Initials_____

Banks typically ask that your Buyers close with the Bank's title company. If your Buyers do so, banks generally pay for the owner's title policy. Please communicate this to your Buyers so they can make an informed decision.

Selling Agent Signature

Date

Printed Name

Brokerage: _____

Phone: _____ Fax: _____ Email: _____

THANK YOU! WE LOOK FORWARD TO WORKING TOGETHER.

Property Address **7653 Wood Brook Rd**
Street

Lodi Twp. MICHIGAN **48103**
City, Village, Township

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(s)

HUNTINGTON BANK, NA.

Date: _____



SELLER DISCLOSURE STATEMENT
REAL ESTATE OWNED - THIS SELLER IS EXEMPT PER ACT (Act 92 of 1993)
565.953 Seller disclosure requirements; exceptions.
Section 3c - Transfers by a sale under a power of sale or any foreclosure sale under a
decree of foreclosure after default in an obligation secured by a mortgage...

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Property Address: 7653 Wood Brook Rd, Lodi Twp, MI 48103 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			X		Lawn sprinkler system			X	
Dishwasher			X		Water heater			X	
Refrigerator			X		Plumbing system			X	
Hood/fan			X		Water softener/conditioner			X	
Disposal			X		Well & pump			X	
TV antenna, TV rotor & controls			X		Septic tank & drain field			X	
Electric System			X		Sump pump			X	
Garage door opener & remote control			X		City water system			X	
Alarm system			X		City sewer system			X	
Intercom			X		Central air conditioning			X	
Central vacuum			X		Central heating system			X	
Attic fan			X		Wall furnace			X	
Pool heater, wall liner & equipment			X		Humidifier			X	
Microwave			X		Electronic air filter			X	
Trash compactor			X		Solar heating system			X	
Ceiling fan			X		Fireplace & chimney			X	
Sauna/hot tub			X		Wood burning system			X	
Washer			X		Dryer			X	

Explanations (attach additional sheets, if necessary): **THIS PROPERTY IS BANK OWNED AND THEREFORE THE LAW STATES THAT SINCE THE SELLER HAS NEVER ACTUALLY LIVED IN THE PROPERTY THEY ARE LEGALLY ALLOW TO CHECK UNKNOWN.**
UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements & additional information:

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

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BUYER'S INITIALS _____

FORM H JAN/06

SELLER'S INITIALS _____

Seller's Disclosure Statement

Property Address: **7653 Wood Brook Rd, Lodi Twp, MI 48103**

MICHIGAN

Street

City, Village or Township

5. **Septic tanks/drain fields:** Condition, if known: UNKNOWN
6. **Heating system:** Type/approximate age: UNKNOWN
7. **Plumbing system:** Type: copper galvanized other
Any known problems? UNKNOWN
8. **Electrical system:** Any known problems? UNKNOWN
9. **History of Infestation,** if any: (termites, carpenter ants, etc.) UNKNOWN
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 X yes no
- If yes, please explain:
11. **Flood Insurance:** Do you have flood insurance on the property? unknown X yes no
12. **Mineral Rights:** Do you own the mineral rights? unknown X yes no

Other Items: Are you aware of any of the following:

1. Features of the property shared in common with 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 X yes no
2. Any encroachments, easements, zoning violations or nonconforming uses? unknown X 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 X yes no
4. Structural modifications, alterations or repairs made without necessary permits or licensed contractors? unknown X yes no
5. Settling, flooding, drainage, structural or grading problems? unknown X yes no
6. Major damage to the property from fire, wind, floods, or landslides? unknown X yes no
7. Any underground storage tanks? unknown X yes no
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? unknown X yes no
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown X yes no
10. Any outstanding municipal assessments or fees? unknown X yes no
11. Any pending litigation that could affect the property or the Seller's right to convey the property? unknown X yes no

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: **SEE ABOVE - BANK OWNED PROPERTY AND SELLER KNOWLEDGE OF PROPERTY CONDITION IS UNKNOWN**

The Seller has lived in the residence on the property from ~~-----BANK FORECLOSURE-----~~ (date) to ~~-----SELLER NEVER OCCUPIED-----~~ (date).
The Seller has owned the property since ~~-----BANK FORECLOSURE-----~~ ~~-----SELLER NEVER OCCUPIED-----~~ (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 HUNTINGTON BANK, NA. 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.

*****Bank to sign this document upon accepted offer and returned with final and fully executed offer to purchase package.**