

6615 Chatham Circle Rochester Hills, MI

See Listing Report inside for details!

MLS# 20251030700

BED
4

BATH (FULL/HALF)
2.2

SQ. FT.
2920

ACREAGE
0.27

COUNTY
Oakland

SCHOOL DISTRICT
Rochester

TAXES (WINTER/SUMMER)
(\$2,987/\$3,330)

YEAR BUILT
2001

GARAGE
Driveway, Attached, Door Opener,
Electricity, Side Entrance

STYLE
Colonial

WATER
Public (Municipal)

BASEMENT
Finished

HEATING / COOLING
Forced Air,Natural Gas

Ceiling Fan(s),Central Air

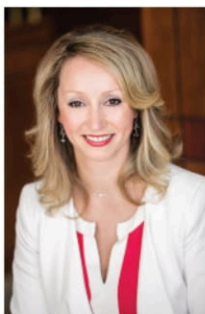


Don't Make A Move Without ME!!

DON'T MAKE A MOVE WITHOUT a visit to this fabulous 4-bedroom colonial in impeccable condition. Step through the front door into a bright foyer where hardwood floors flow into the great room featuring vaulted ceilings and a corner gas fireplace. To one side, a formal dining room with a bay window connects to a gourmet kitchen complete with upgraded white cabinetry, island, butler's pantry, and all appliances included. The eat-in area overlooks the backyard, perfect for casual dining. A library/home office with French doors offers a quiet spot for working. First-floor laundry with storage cabinets and utility sink adds everyday function. The first-floor primary suite is a true retreat with a spacious walk-in closet and a luxurious en-suite bath boasting a jet tub, dual sink vanity and separate shower. Upstairs, three generously sized bedrooms with gorgeous built-ins share a full bathroom, offering plenty of space for family or guests. The finished basement with a snack bar that includes a sink, refrigerator and microwave, a billiard area and half bath, making it versatile for entertaining or extended stay. A 3-car attached garage provides ample storage and convenience. Step outside to a beautifully landscaped large lot surrounded by mature trees and arborvitae for privacy. Brick paver walks, stamped concrete patio, exterior landscape lighting, and sidewalks throughout the impressive tree-lined neighborhood create a perfect setting for outdoor enjoyment. Notable updates: 1-year-old roof with 50-year warranty and 1-year-old GFA/AC. Home has central vacuum, humidifier, sprinkler system, wired smoke detectors, alarm system, and chandelier lift for ease of cleaning. Located in a highly sought-after neighborhood near downtown Rochester and offers quick access to shops, restaurants, entertainment, amazing parks, cider mills and the Paint Creek Trail. Move-in ready and meticulously maintained, it blends classic design with modern upgrades for a truly exceptional home.



Leading
REAL ESTATE COMPANIES
OF THE WORLD



**Caron
Koteles Riha**

📞 248-379-6651



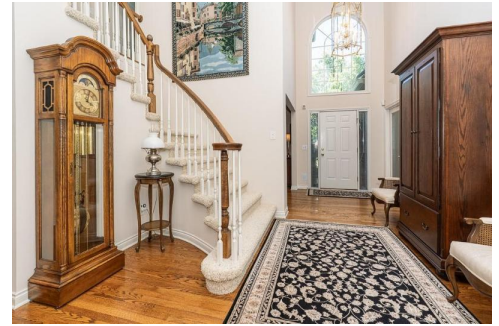
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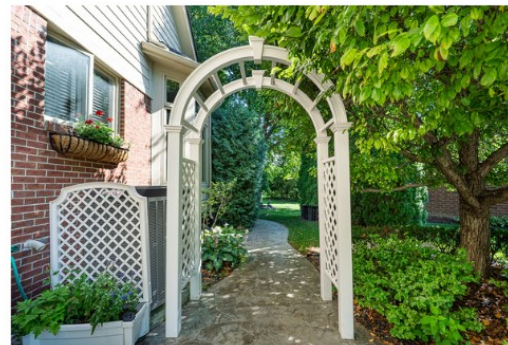
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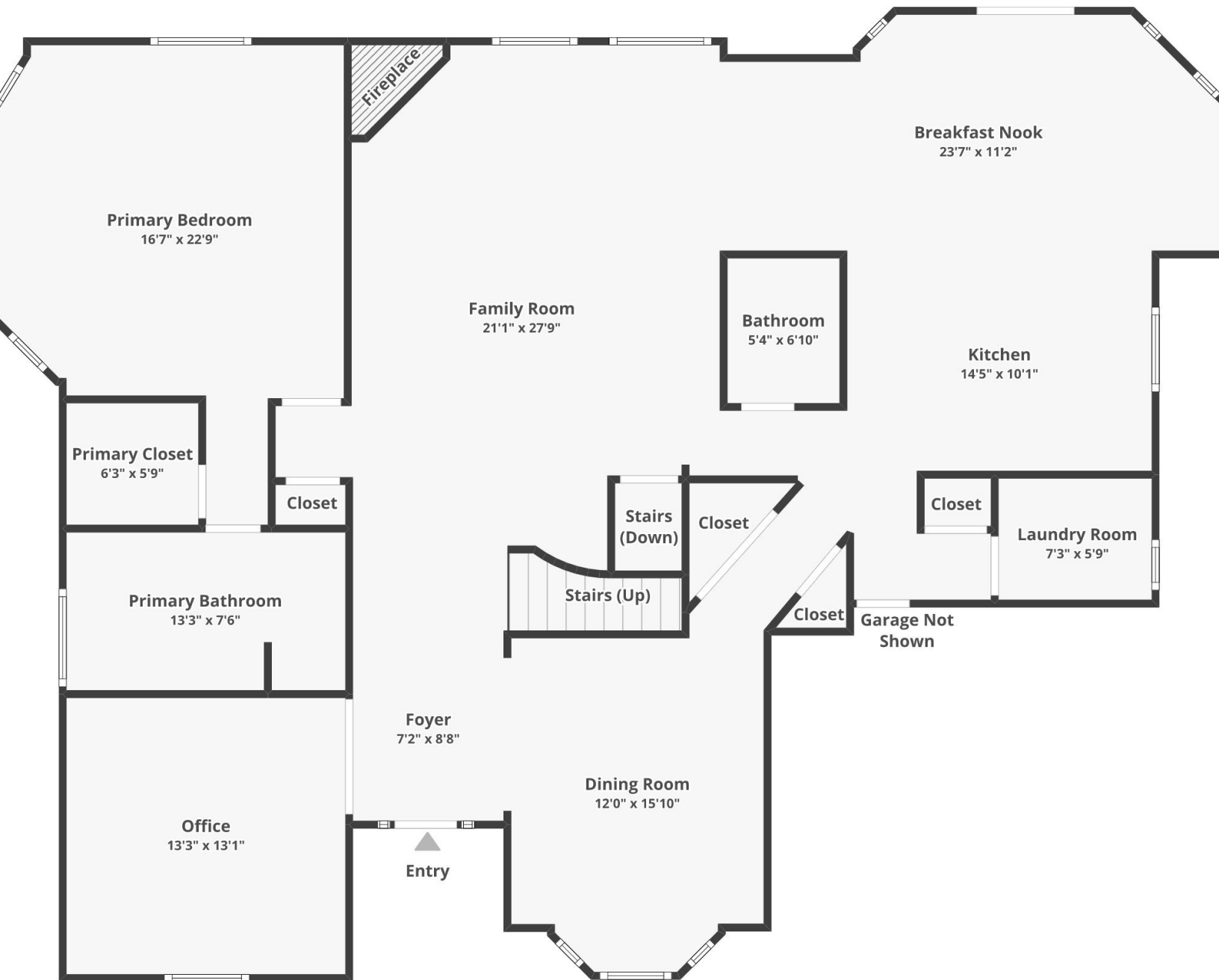
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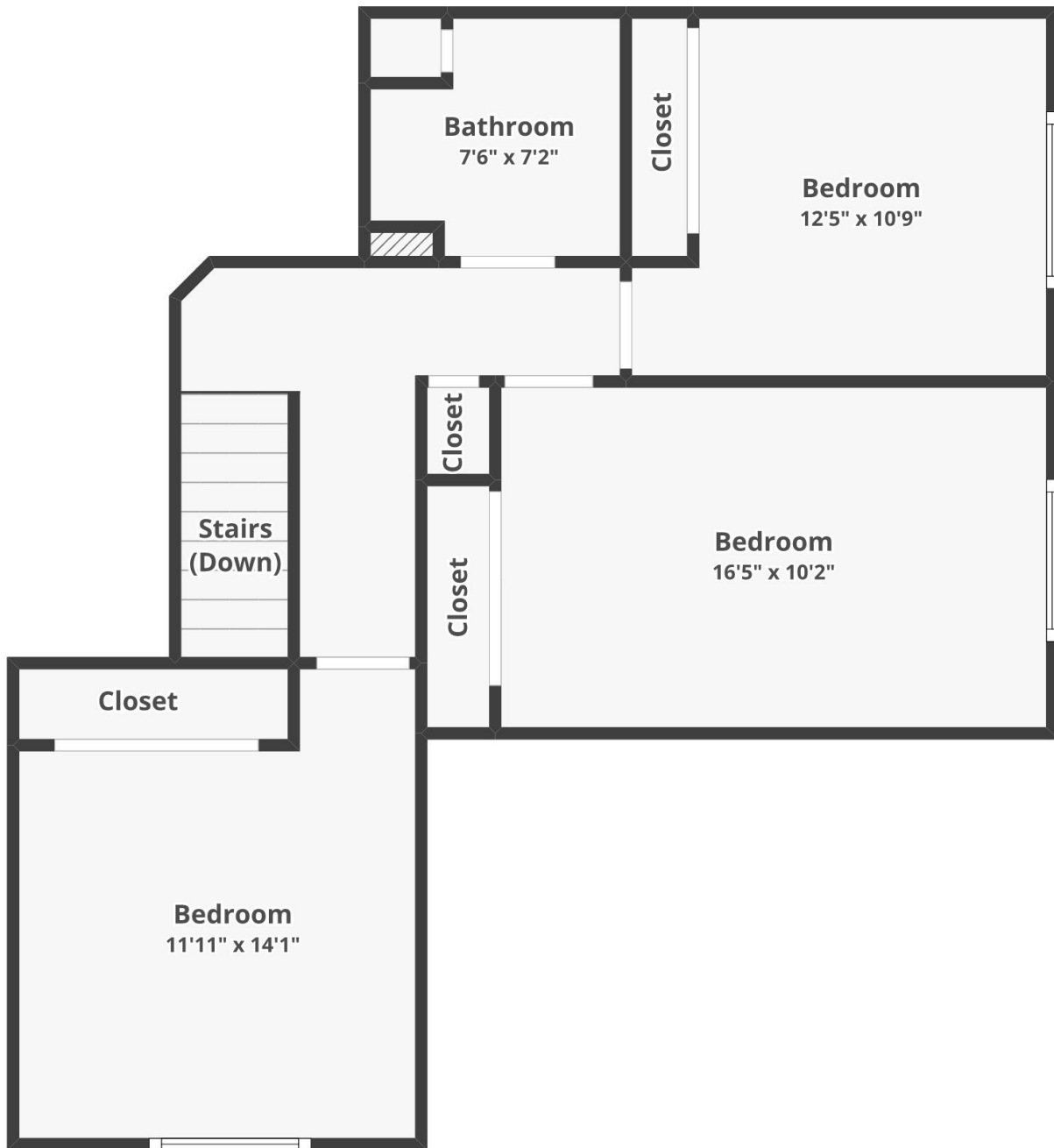


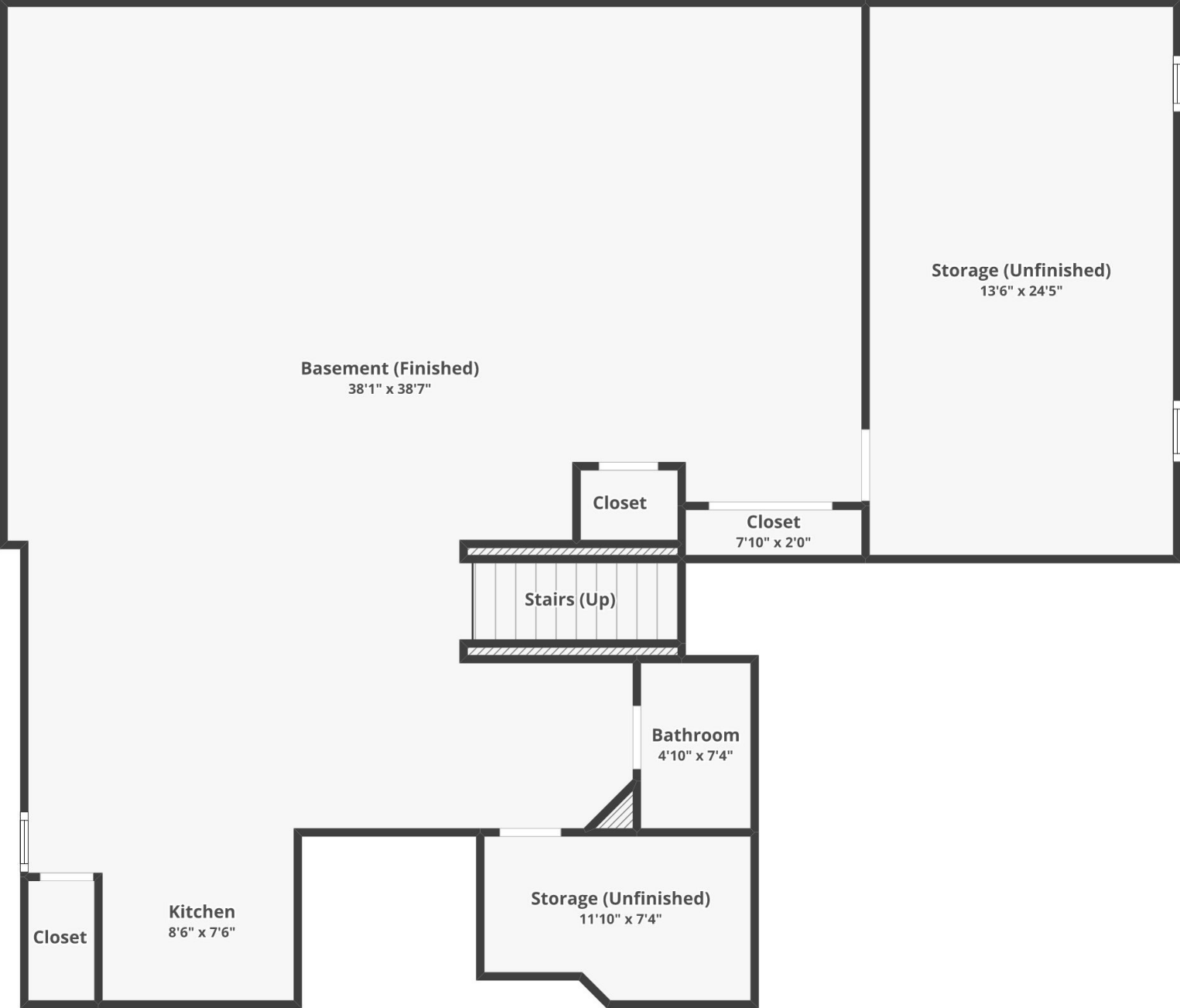
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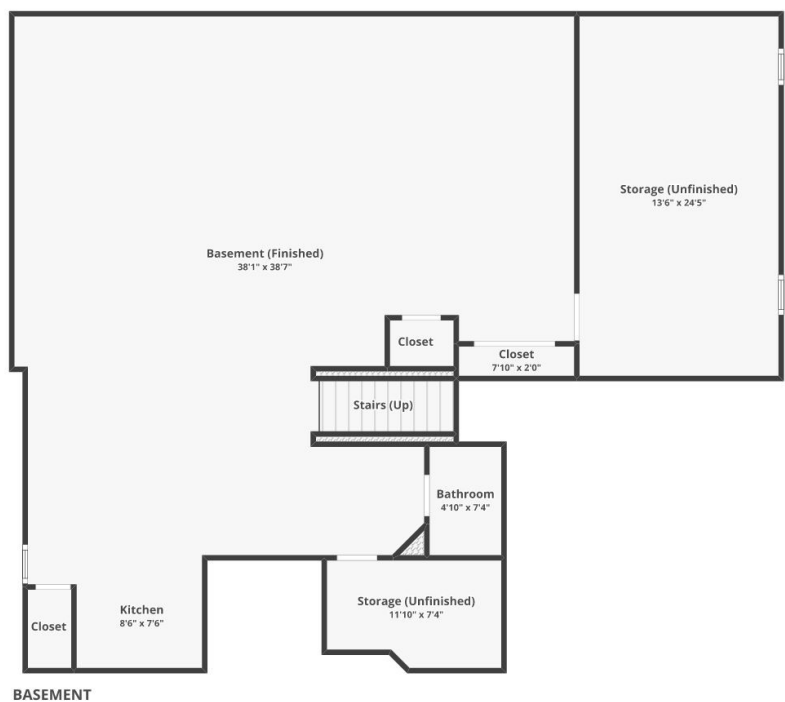
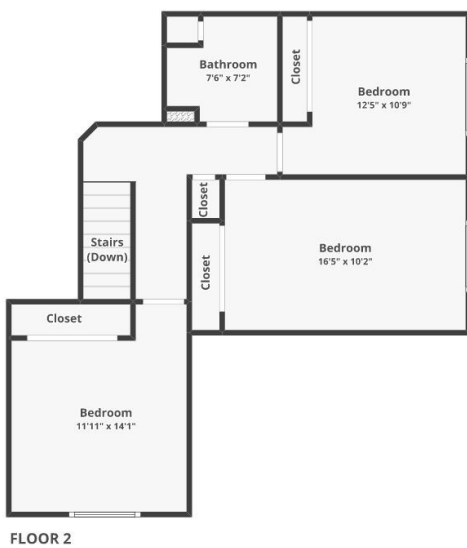
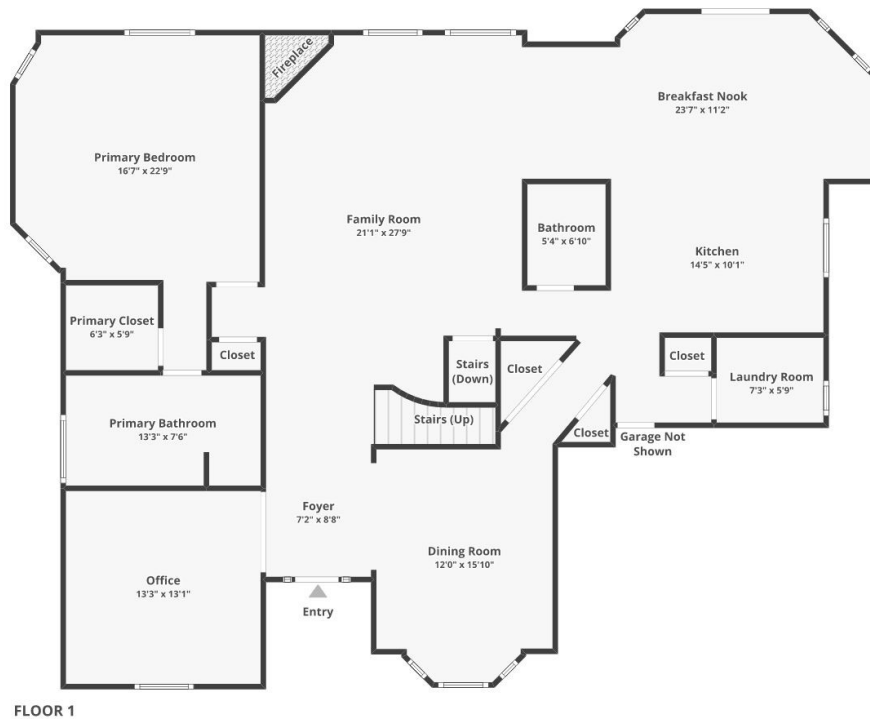


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6615 Chatham Circle, Rochester Hills 48306-4383MLS#: **20251030700**
County: **Oakland**
Status: **Active**Area: **02151 - Rochester Hills**
School D: **Rochester**Trans Type: **Sale**LP: **\$645,000**
OLP: **\$645,000**Location InformationProp Type: **Residential**
City: **Rochester Hills**
Mailing City: **Rochester Hills**
Side of Street:Garage:**Yes**
Tot Grg Sp: **3.0**
Grg Sz: **3 Car**
Grg Dim: **30 x 20**
Grg Feat: **Side Entrance, Electricity, Door Opener, Attached, Driveway**Lot InformationAcreage: **0.27**
Lot Dim: **95 X 121**
Rd Front Ft: **95**Location:Directions:**Rochester Road / Orion Road****N bound on Rochester Road to W on Orion Road to right on Harwich Blvd then left on Chatham Circle.**Square FootageEst Fin Abv Gr: **2,920**
Est Fin Lower: **1,985**
Est Tot Lower: **1,985**
Est Tot Finished: **4,905**LayoutRooms: **13**
Beds: **4**
Baths: **2.2**Arch Style: **Colonial**Arch Level: **2 Story**Waterfront InformationWater Name:
Water Facilities:
Water Features:
Water Front Feet:General InformationYear Built: **2001**
Year Remod:
Possession: **Negotiable**Recent CH: **08/28/2025 : New : ->ACTV**Features

Pets Allowed: **Yes**
Foundation: **Basement**
Basement: **Finished**
Exterior Feat: **Lighting**
Exterior: **Brick, Wood**
Porch Type: **Patio, Porch**
Fireplc Fuel: **Gas**
Appliances: **Dishwasher, Disposal, Dryer, Electric Cooktop, Free-Standing Electric Range, Free-Standing Refrigerator, Ice Maker, Microwave, Plumbed For Ice Maker, Washer**
Interior Feat: **Smoke Alarm, Cable Available, Central Vacuum, Circuit Breakers, Entrance Foyer, High Spd Internet Avail, Jetted Tub, Programmable Thermostat, Security Alarm (owned), Furnished - No**
Heat & Fuel: **Natural Gas, Forced Air**
Wtr Htr Fuel: **Natural Gas**
Water Source: **Public (Municipal)**

Entry Location: **Ground Level w/Steps**
Fndtn Mtrls: **Poured**

Construct Feat:
Roof Mtrls: **Asphalt**
Fireplace Loc: **Great Room**

Cooling: **Ceiling Fan(s), Central Air**
Road Frontage: **Paved, Pub. Sidewalk**
Sewer: **Sewer (Sewer-Sanitary)**

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	Second	7 x 7	Ceramic	Bath - Lav	Basement	8 x 4	Ceramic
Bath - Lav	First/Entry	7 x 5	Wood	Bath - Primary	First/Entry	13 x 8	Ceramic
Bedroom	Second	12 x 11	Carpet	Bedroom	Second	10 x 16	Carpet
Bedroom	Second	10 x 10	Carpet	Bedroom - Primary	First/Entry	16 x 15	Carpet
Breakfast Nook/Room	First/Entry	12 x 16	Wood	Butlers Pantry	First/Entry	5 x 7	Wood
Dining Room	First/Entry	16 x 12	Wood	Family Room	Basement	36 x 37	
Great Room	First/Entry	17 x 20	Carpet	Kitchen	First/Entry	12 x 11	Wood
Kitchen - 2nd	Basement	8 x 8	Ceramic	Laundry Area/Room	First/Entry	7 x 5	Ceramic
Library (Study)	First/Entry	13 x 13	Carpet				

Legal/Tax/Financial

Property ID: **1503429012**
Ownership: **Standard (Private)**
Tax Summer: **\$3,330**
SEV: **279,270.00**
Legal Desc: **T3N, R11E, SEC 3 QUAILCREST - A SINGH DEVELOPMENT LOT 42 3-22-99 FR 426-002**
Subdivision: **Quailcrest - A Singh Dev**
Terms Offered: **Cash, Conventional, FHA, VA**

Short Sale: **No**
Occupant: **Owner**
Homestead: **Yes**
Existing Lease: **No**

Home Warranty: **No**
Oth/Sp Asmnt:

Listing Exemptions:

Homeowner Association Information

Assoc Fee Amt: **750**
Fee Frequency: **Annually**
Fee Includes: **Snow Removal, Maintenance Grounds**

Working Capital:

Association Contact\Website: **Usman Ibrahim - Quailcrest HOA**
Association Phone\Email: **qc.hoaboard@gmail.com**

Listing OfficeList Office: **Real Estate One-Rochester**Remarks

Pub Rmks: **DON'T MAKE A MOVE WITHOUT a visit to this fabulous 4-bedroom colonial in impeccable condition. Step through the front door into a bright foyer where hardwood floors flow into the great room featuring vaulted ceilings and a corner gas fireplace. To one side, a formal dining room with a bay window connects to a gourmet kitchen complete with upgraded white cabinetry, island, butler's pantry, and all appliances included. The eat-in area overlooks the backyard, perfect for casual dining. A library/home office with French doors offers a quiet spot for working. First-floor laundry with storage cabinets and utility sink adds everyday function. The first-floor primary suite is a true retreat with a spacious walk-in closet and a luxurious en-suite bath boasting a jet tub, dual sink vanity and separate shower. Upstairs, three generously sized bedrooms with gorgeous built-ins share a full bathroom, offering plenty of space for family or guests. The finished basement with a snack bar that includes a sink, refrigerator and microwave, a billiard area and half bath, making it versatile for entertaining or extended stay. A 3-car attached garage provides ample storage and convenience. Step outside to a beautifully landscaped large lot surrounded by mature trees and arborvitae for privacy. Brick paver walks, stamped concrete patio, exterior landscape lighting, and sidewalks throughout the impressive tree-lined neighborhood create a perfect setting for outdoor enjoyment. Notable updates: 1-year-old roof with 50-year warranty and 1-year-old GFA/AC. Home has central vacuum, humidifier, sprinkler system, wired smoke detectors, alarm system, and chandelier lift for ease of cleaning. Located in a highly sought-after neighborhood near downtown Rochester and offers quick access to shops, restaurants, entertainment, amazing parks, cider mills and the Paint Creek Trail. Move-in ready and meticulously maintained, it blends classic design with modern upgrades for a truly exceptional home.**

Notices and Disclaimers

1. Through this platform, users MUST NOT IN ANY WAY: (i) make offers of broker compensation; (ii) disclose broker compensation; (iii) represent brokerage services are free or available at no cost unless no financial compensation from any source will be received; or (iv) make any concession limited to or conditioned on the retention of or payment to another broker or representative. ANY DISCOVERED VIOLATION OF THE FOREGOING SHOULD BE IMMEDIATELY REPORTED BY THE DISCOVERING PARTY TO REALCOMP II LTD FOR APPROPRIATE ACTION.

2. Broker commissions are not set by law and are fully negotiable.



6615 CHATHAM CIRCLE, ROCHESTER HILLS, MI 48306

AREA REPORT



VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1** mile.



PHARMACY



MEDICAL



CLEANERS



GROCERIES



COFFEE



0.2
MILES

0.2
MILES

0.3
MILES

0.3
MILES

0.4
MILES



MOVIE THEATER



GAS



GYM



ATM

4.2
MILES

0.4
MILES

0.4
MILES

0.4
MILES



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OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	DOG PARK ELIZABETH PARK	1.3 MILES
	GOLF COURSE GREAT OAKS COUNTRY CLUB	1.3 MILES
	PARK ROCHESTER PLAY	1.4 MILES
	LAKE TOMMY'S LAKE	8.1 MILES





6615 CHATHAM CIRCLE, ROCHESTER HILLS, MI 48306

FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **55** moderately priced restaurants and has an **average** variety of cuisines.

66



WITHIN 5 MILES

\$

35

\$\$

20

\$\$\$

5

\$\$\$\$

1

GOOD EATS BY CATEGORY

AMERICAN	18
PIZZA	9
ASIAN	6
MEXICAN	5
FAST FOOD	5
INTERNATIONAL	5
BARS	4
ITALIAN	3
SEAFOOD	3
OTHER	6



6615 CHATHAM CIRCLE, ROCHESTER HILLS, MI 48306

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **10** private schools within **5** miles.

PK-5

NORTH HILL
ELEMENTARY SCHOOL
NEARBY

9
RATING

6-8

HART MIDDLE SCHOOL
ASSIGNED

9
RATING

9-12

STONEY CREEK HIGH
SCHOOL
ASSIGNED

10
RATING





Seller's Disclosure Statement

H

Property Address: 6615 Chatham Circle Rochester Hills MICHIGAN
Street City

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	<input checked="" type="checkbox"/>				Lawn sprinkler system	<input checked="" type="checkbox"/>			
Dishwasher	<input checked="" type="checkbox"/>				Water heater	<input checked="" type="checkbox"/>			
Refrigerator	<input checked="" type="checkbox"/>				Plumbing system	<input checked="" type="checkbox"/>			
Hood/fan	<input checked="" type="checkbox"/>				Water softener/conditioner				<input checked="" type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>				Well & pump				<input checked="" type="checkbox"/>
TV antenna, TV rotor & controls				<input checked="" type="checkbox"/>	Septic tank & drain field				<input checked="" type="checkbox"/>
Electric System	<input checked="" type="checkbox"/>				Sump pump	<input checked="" type="checkbox"/>			
Garage door opener & remote control	<input checked="" type="checkbox"/>				City water system	<input checked="" type="checkbox"/>			
Alarm system				<input checked="" type="checkbox"/>	City sewer system	<input checked="" type="checkbox"/>			
Intercom				<input checked="" type="checkbox"/>	Central air conditioning	<input checked="" type="checkbox"/>			
Central vacuum	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	Central heating system	<input checked="" type="checkbox"/>			
Attic fan				<input checked="" type="checkbox"/>	Wall furnace				<input checked="" type="checkbox"/>
Pool heater, wall liner & equipment				<input checked="" type="checkbox"/>	Humidifier	<input checked="" type="checkbox"/>			
Microwave	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	Electronic air filter	<input checked="" type="checkbox"/>			
Trash compactor				<input checked="" type="checkbox"/>	Solar heating system				<input checked="" type="checkbox"/>
Ceiling fan	<input checked="" type="checkbox"/>				Fireplace & chimney	<input checked="" type="checkbox"/>			
Sauna/hot tub				<input checked="" type="checkbox"/>	Wood burning system				<input checked="" type="checkbox"/>
Washer	<input checked="" type="checkbox"/>				Dryer	<input checked="" type="checkbox"/>			

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? yes _____ no ☒
If yes, please explain: _____
- Insulation:** Describe, if known: Extra blown in with new roof
Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown ☒ yes _____ no _____
- Roof:** Leaks? _____
Approximate age, if known: 5 yrs
yes _____ no ☒
- Well:** Type of well (depth/diameter, age and repair history, if known): N/A
Has the water been tested? yes _____ no _____
If yes, date of last report/results: _____

PAGE 1 OF 2

BUYER'S INITIALS _____

SELLER'S INITIALS RLC

REO 545 rev. 11/16

39 - REO - Rochester, 1002 N. Main St. Rochester, MI 48307

Phone: (248) 652-6500

Fax: (248) 650-0530

Rochester Listings

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Untitled

Seller's Disclosure Statement

Property Address: 6615 Chatham Circle Rochester Hills MICHIGAN
Street City

5. **Septic tanks/drain fields:** Condition, if known: N/A
6. **Heating system:** Type/approximate age: _____
7. **Plumbing system:** Type: copper _____ galvanized _____ other ☒ ✓
 Any known problems? no
8. **Electrical system:** Any known problems? no
9. **History of infestation,** if any: (termites, carpenter ants, etc.) no
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 2007 (date) to Present (date).
 The Seller has owned the property since 2007 (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 Nancy L. Cooley Date: 8-27-2025
 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.



LEAD-BASED PAINT DISCLOSURE



PURPOSE OF THIS STATEMENT: The information provided in this statement is required to be provided by all sellers of residential housing built before 1978. This statement is required by the Residential Lead-Based Hazard Reduction Act of 1992 (42 U.S.C. 4852d).

RE: THE PROPERTY KNOWN AS **6615 Chatham Cir** **Rochester Hills** **48306**
(Street) (City) (Zip Code)

THE RESIDENCE AT THIS ADDRESS WAS CONSTRUCTED AFTER JANUARY 1, 1978: *(Seller must check one.)*

☒ Yes ☐ No ☐ Unknown

If Yes is checked, omit the rest of this Disclosure and sign below, otherwise, complete the following portion.

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 particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser of any known lead-based hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

1. **Presence of lead-based paint and/or lead-based paint hazards. *(Check the appropriate box 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.
2. **Records and reports available to the Seller: *(Check the appropriate box below.)***
☒ Seller has provided 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.
3. **Seller acknowledges that agents have informed Seller of Seller's obligation under 42 U.S.C. 4852d.**

PURCHASER'S ACKNOWLEDGEMENT

4. **Purchaser has received copies of all information listed above and the attached _____**
5. **Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.**
6. **As set forth in the Sales Contract, Purchaser has *(Check the appropriate box below):***
☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/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.

REALTOR® ACKNOWLEDGEMENT

7. **Agent has informed Seller of Seller's obligation under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.**

CERTIFICATION OF ACCURACY

The following parties have reviewed the information and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Signed by: Nancy Cooley 8/13/2025 | 08:23 PDT
(SELLER) (DATE) (PURCHASER) (DATE)

Signed by: Caron Koteles Riha 8/13/2025 | 09:54 EDT
(AGENT) (DATE) (AGENT) (DATE)

RE: THE PROPERTY KNOWN AS **6615 Chatham Cir**
(Street)

Rochester Hills
(City)

48306
(Zip Code)

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

Federal law now imposes the requirements listed below on sellers of residential housing **built prior to 1978**.

1. Seller must disclose the presence of any lead-based paint hazards actually known to Seller. This disclosure must be made prior Seller's acceptance of Purchaser's offer. An offer may not be accepted until after the disclosure requirements are satisfied and Purchaser has had an opportunity to review the disclosure language, and to amend the offer, if Purchaser wishes.
 - a. If Seller is 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. Seller's basis for determining the 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 a lead-based paint hazard is not known to Seller, the disclosure must include a statement disclaiming such knowledge.
 - c. Seller must provide a list of any records and reports available to Seller pertaining to lead-based paint and/lead-based paint hazards, copies of which must be provided to Purchaser. (If no such records or reports exist, the disclosure statement should affirmatively so state.)
 - d. The disclosure must include the government-mandated **Lead Warning Statement**, found on page one of this form.
2. Seller must provide Purchaser with a copy of the federal pamphlet entitled *Protect Your Family From Lead In Your Home*. A copy of this pamphlet is available from your REALTOR®.
3. Seller must permit 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 Purchaser becomes obligated under the Sales Contract.

A civil fine of \$10,000 may be levied against any seller or real estate agent who fails to live up to the obligations imposed by this law.

(Initials) Seller Initial
M / _____

(Initials) Purchaser _____ / _____

Oakland County Public Records - Full Detail Report

Location & Ownership

Property Address:	6615 Chatham Circle	Property ID:	1503429012
City/State/Zip:	Rochester Hills, Michigan, 48306-4383		
Owner Name:	Mark S Cooley/Nancy L Cooley	Lat/Long:	42.701822 / -83.137375
Taxpayer Address:	6615 Chatham Circle	Census Tract:	1920
City/State/Zip:	Rochester Hills, Michigan, 48306-4383	Block Group:	2
City/Village/Town:	Rochester Hills	School District:	Rochester
Subdivision:	QUAILCREST - A SINGH DEVELOPMENT	Property Category:	Residential
MLS Area:	02151 - Rochester Hills	Land Use:	401 - RESIDENTIAL, IMPROVED
Legal Description:	T3N, R11E, SEC 3 QUAILCREST - A SINGH DEVELOPMENT LOT 42 3-22-99 FR 426-002		

Taxes

<u>Year</u>	<u>Season</u>	<u>Total Ad Val</u>	<u>Admin Fee</u>	<u>Asmnt</u>	<u>CVT</u>	<u>Ttl Seasonal</u>
2024	S	\$3,329.91	\$0.00	\$0.00	\$0.00	\$3,329.91
2023	W	\$2,733.10	\$0.00	\$0.00	\$0.00	\$2,733.10
2023	S	\$3,202.00	\$0.00	\$0.00	\$0.00	\$3,202.00
2022	W	\$2,603.26	\$0.00	\$0.00	\$0.00	\$2,603.26
2022	S	\$3,029.41	\$0.00	\$0.00	\$0.00	\$3,029.41
2021	W	\$2,338.96	\$0.00	\$0.00	\$0.00	\$2,338.96
2021	S	\$2,940.18	\$0.00	\$0.00	\$0.00	\$2,940.18
2020	W	\$2,473.17	\$0.00	\$0.00	\$0.00	\$2,473.17
2020	S	\$3,073.08	\$0.00	\$0.00	\$0.00	\$3,073.08

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Eq Val</u>	<u>Hmstd %</u>	<u>Ttl Taxes</u>
2024	\$207,090	\$279,270	100	\$3,329.91
2023	\$197,230	\$255,670	100	\$5,935.10
2022	\$186,600	\$229,440	100	\$5,632.67
2021	\$180,640	\$222,230	100	\$5,279.14
2020	\$178,150	\$202,710	100	\$5,546.25

Transfer Information

<u>Grantor</u>	<u>Grantee</u>	<u>Record Date</u>	<u>Deed Date</u>	<u>Sale Price</u>	<u>Deed Type</u>	<u>Liber/Page</u>
COPPOLA VITO M	COOLEY MARK S	09/13/2007	08/30/2007	\$410,000	WAR/DEED	39566/0305
QUAILCREST SINGH OF	TOWNE COUNTRY HOMES II	05/21/2001	05/08/2000	\$95,000	DEED	00000/0000

Other Recordings

<u>Obligee</u>	<u>Obligor</u>	<u>Record Date</u>	<u>Doc Date</u>	<u>Amount</u>	<u>Doc Type</u>	<u>Liber/Page</u>
WELLS FARGO BANK NA	COOLEY MARK S	05/07/2013	04/16/2013	\$175,000	MTG	45758/0305
WELLS FARGO BANK NA	COOLEY MARK S	08/11/2009	07/20/2009	\$175,000	MTG	41398/0412
WELLS FARGO BANK NA	COOLEY MARK S	09/13/2007	08/30/2007	\$175,000	MTG	39566/0306
LASALLE BANK MIDWEST NA	COPPOLA VITO M	01/04/2006	12/09/2005	\$75,000	MTG	36882/0222

Characteristics

Living Area SF:	2920	Bedrooms:	4
Basement Sqft:	1985	Bathrooms:	2.1
Year Built:	2001	Pool:	
Year Remodeled:		Fireplace:	Yes
Exterior:	Aluminum, Vinyl	Garage Features:	
Architecture Level:	2 Story	Garage Year Built:	
Style:	Colonial	Garage Sqft:	688
Basement:	Basement	Garage Width:	
Water:		Garage Capacity:	2
Heating:	Forced Air	Gas Service:	
Heat Fuel:	Natural Gas	Sewer:	
Central Air:	Yes	Well:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	95.00X121.00
Topography:		Land Sqft:	11761
Irregular:		Acres:	0.27

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