

409 Fox Hills Drive N 95 Bloomfield Hills, MI

See Listing Report
inside for details!
MLS# 20261005469

BED 2 **BATH (FULL/HALF)** 1.1

SQ. FT. 1270 **ACREAGE** 0.0

COUNTY
Oakland

SCHOOL DISTRICT
Bloomfield Hills

TAXES (WINTER/SUMMER)
(\$519/\$544)

YEAR BUILT
1967

GARAGE
NoGarage, Carport

STYLE
Townhouse

WATER
Public

BASEMENT
Unfinished

HEATING / COOLING
ForcedAir, NaturalGas

CeilingFans, CentralAir



Don't Make A Move Without ME!!

DON'T MAKE A MOVE WITHOUT a visit to this delightful 2-bedroom, 1.5-bath townhome style condo nestled in a peaceful Bloomfield Hills community, offering comfort, convenience, and low-maintenance living. Step inside to a bright and spacious living room filled with natural light, seamlessly flowing into the dining area—perfect for everyday living or casual entertaining. The functional kitchen features ample cabinetry and counter space, with all appliances included, making move-in easy. Both bedrooms are generously sized, including a primary bedroom with two closets and a dedicated dressing vanity. The second bedroom offers a wall of step-in closets, providing excellent storage options. Vinyl windows throughout enhance energy efficiency and natural light. The unfinished basement presents endless potential—ideal for storage, a workout area, or future finishing to create additional living space. Major mechanical updates include new central air (2024), new Lennox furnace (2026) for added peace of mind. Washer and dryer are also included. Enjoy the convenience of a covered carport with one assigned space, protecting your vehicle year-round. Ideally located just minutes from shopping, dining, and top-rated schools, this condo is a wonderful opportunity for first-time buyers, downsizers, or anyone seeking a home in such a prime location. HOA covers grounds maintenance, snow removal, sewer, trash, and water. Enjoy access to the community pool and tennis courts during the summer months, and take advantage of the clubhouse, which is available for private events. Conveniently located near I-75 and within the award-winning Bloomfield Hills Schools district



Leading
REAL ESTATE COMPANIES
OF THE WORLD



**Caron
Koteles Riha**

248-379-6651



caron@caronkoteles.com



www.caronkoteles.com



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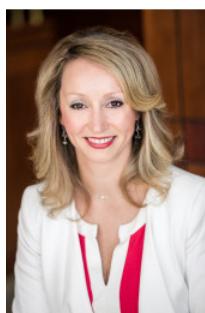
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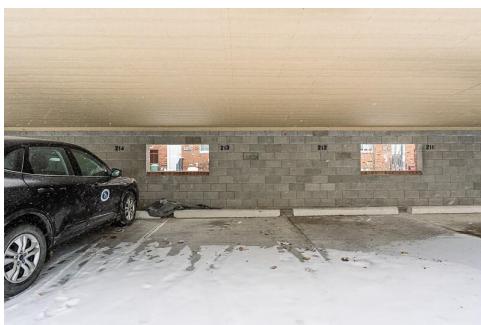
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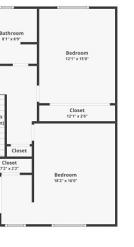
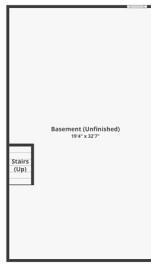
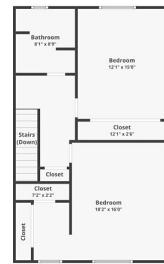
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No photo available
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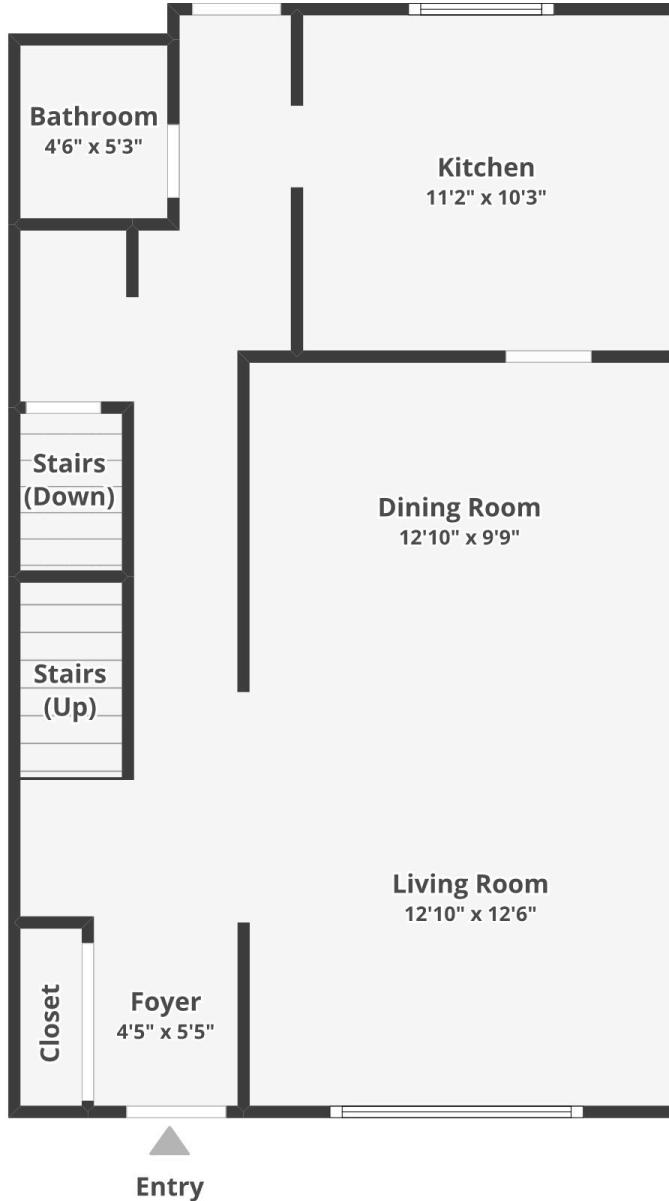
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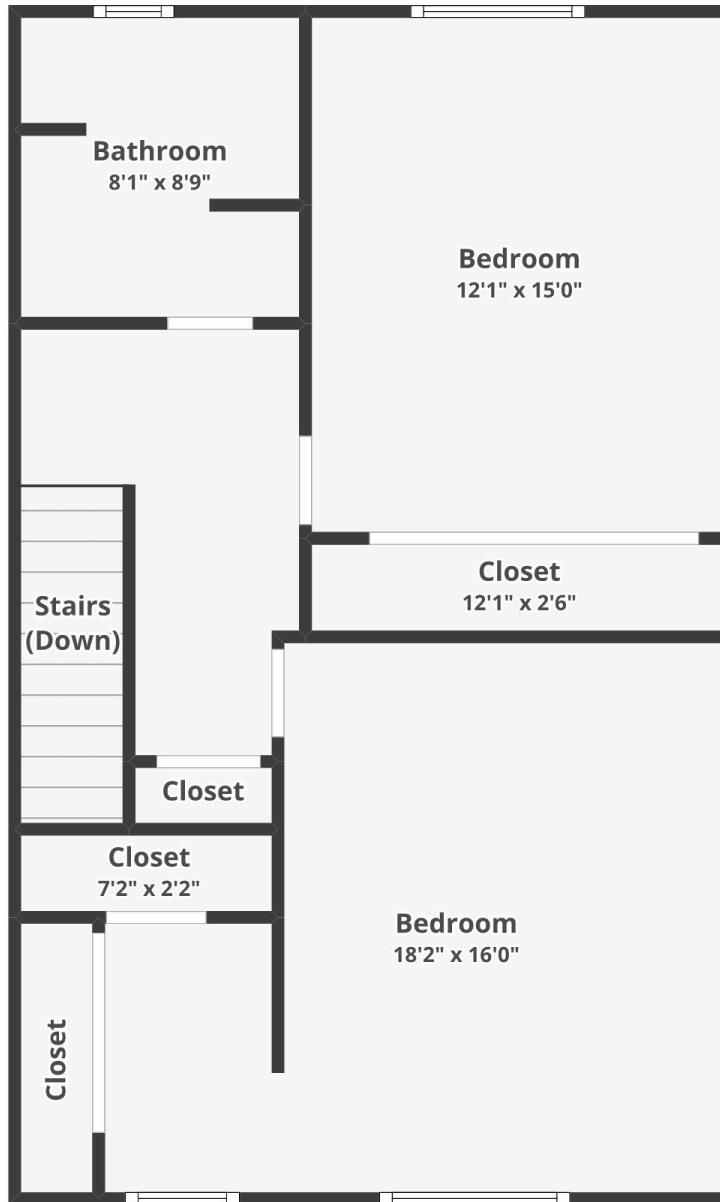


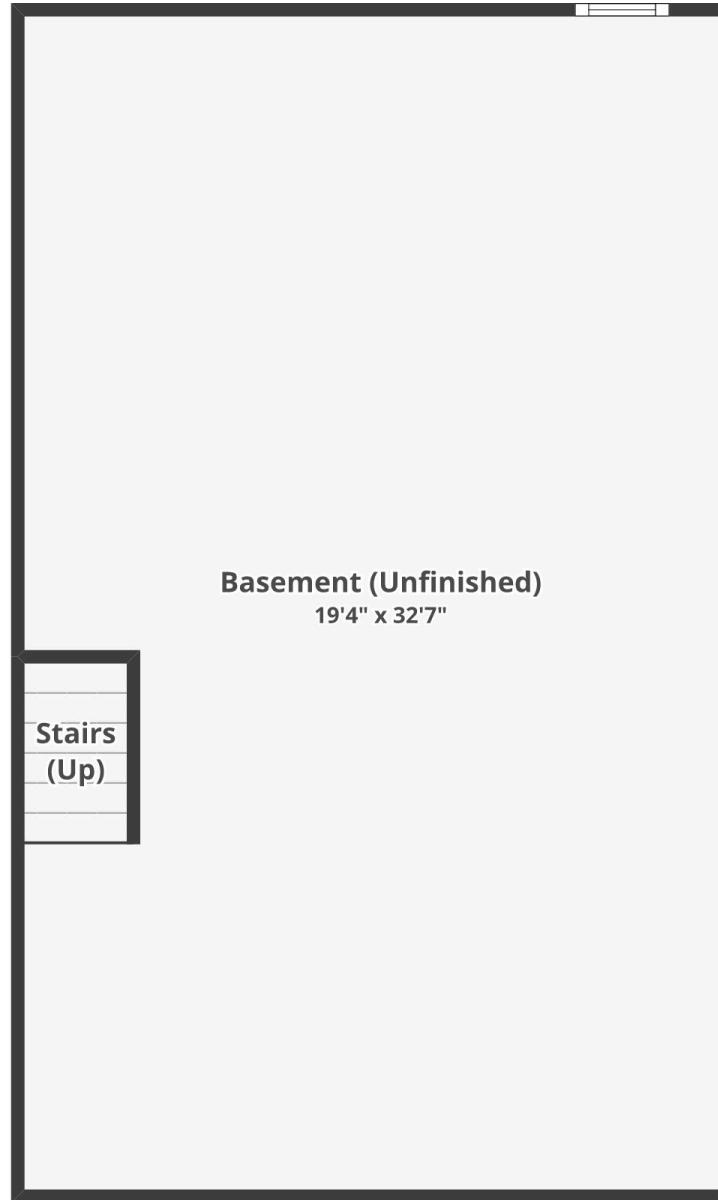
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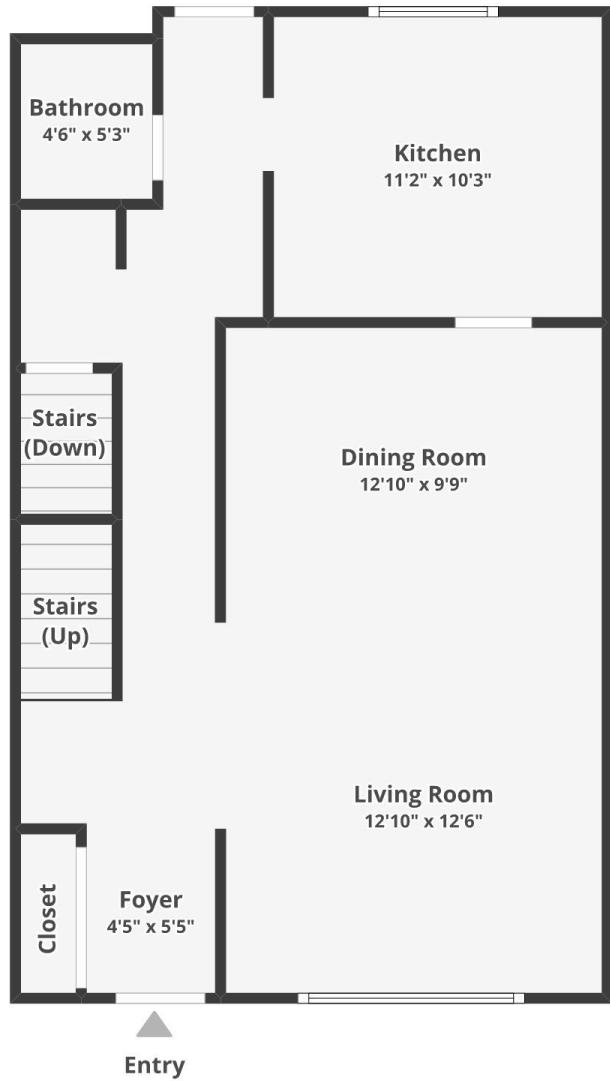


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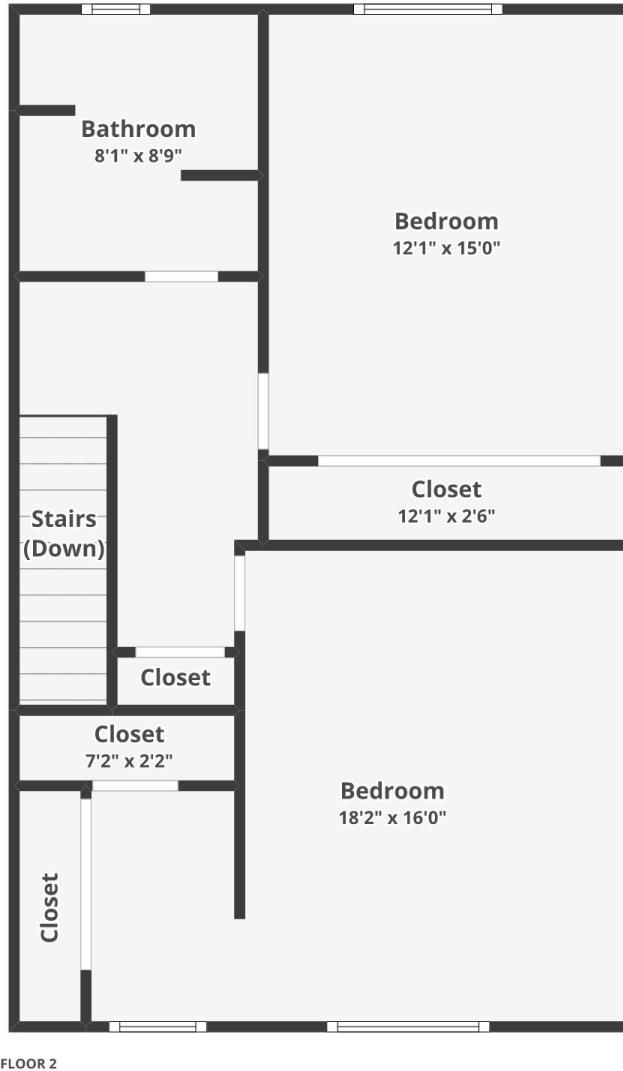




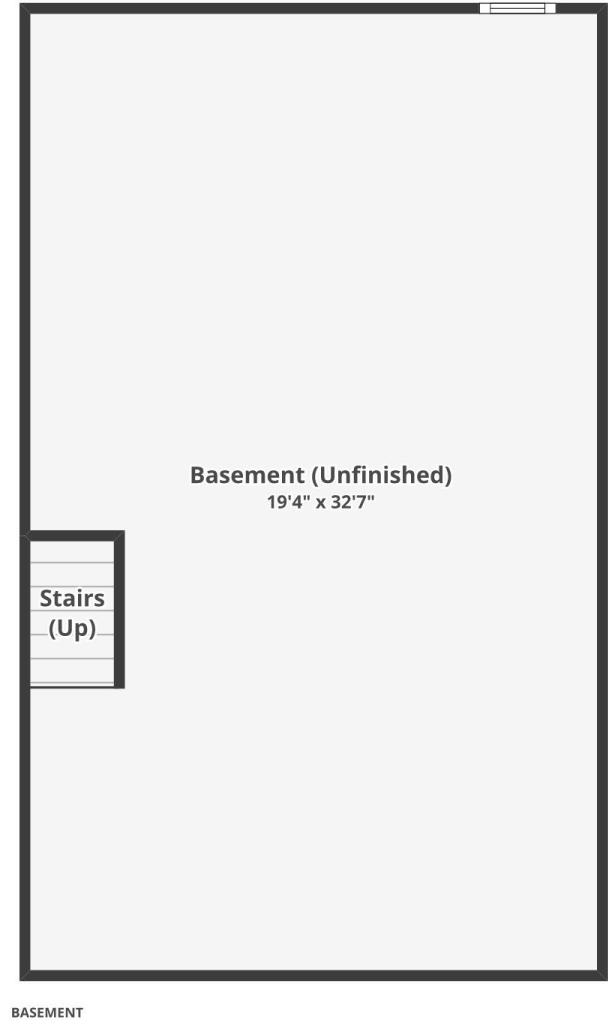




FLOOR 1



Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.



BASEMENT

409 Fox Hills Drive N Unit#95, Bloomfield Hills 48304-1309

MLS#: **20261005469**
 County: **Oakland**
 Status: **Active**

Area: **02193 - Bloomfield Twp**
 School D: **Bloomfield Hills**

Trans Type: **Sale**

LP: **\$175,000**
 OLP: **\$175,000**



Real Estate One

Location Information
 Prop Type: **Condominium** Garage: **No** Lot Information
 City: **Bloomfield** Tot Grg Sp: **0.0** Acreage:
Hills Grg Sz: **No Garage** Lot Dim:
 Mailing City: **Bloomfield Hills** Grg Dim: Rd Front Ft:
 Side of Street: **W** Grg Feat: **Carport**
 Location: **Square Lake / Opdyke**
 Directions: **Off S. Opdyke between S Blvd and Square Lake. Take Fox Hills Drive into complex. Take the first left and go past the first set of buildings on your left. Unit is within the 2nd set of buildings on the left (with carports).**

Square Footage
 Est Fin Abv Gr: **1,270**
 Est Fin Lower: **631**
 Est Tot Lower: **631**
 Est Tot Finished: **1,270**

Layout
 Rooms: **7**
 Beds: **2**
 Baths: **1.1**

Arch Style: **Townhouse**
 Arch Level: **2 Story**

Waterfront Information
 Water Name:
 Water Facilities:
 Water Features:
 Water Front Feet:

General Information
 Year Built: **1967**
 Year Remod:
 Possession: **Close Plus 30 Days**

Recent CH: **01/29/2026 : New : ->ACTV**

Features			
Pets Allowed:	Call	Entry Location:	Ground Level w/Steps
Foundation:	Basement	Fndtn Mtrls:	Block
Basement:	Unfinished		
Exterior Feat:	Tennis Court, Club House, Grounds Maintenance, Private Entry, Pool - Community, Pool - Inground		
Exterior:	Aluminum, Brick	Construct Feat:	
Porch Type:		Roof Mtrls:	Asphalt
Appliances:	Dishwasher, Disposal, Dryer, Exhaust Fan, Free-Standing Gas Range, Free-Standing Refrigerator, Washer		
Interior Feat:	Circuit Breakers		
Heat & Fuel:	Natural Gas, Forced Air	Cooling:	Ceiling Fan(s), Central Air
Wtr Htr Fuel:	Natural Gas	Road Frontage:	Paved, Private
Water Source:	Public (Municipal)	Sewer:	Sewer (Sewer-Sanitary)

Room Information			
Room	Level	Dimensions	Flooring
Bath - Full	Second	8 x 8	Ceramic
Bedroom	Second	11 x 15	Carpet
Dining Room	First/Entry	10 x 12	Carpet
Kitchen	First/Entry	11 x 9	Linoleum
Other	Second	7 x 4	Carpet

Legal/Tax/Financial			
Property ID:	1902303095	Short Sale:	No
Ownership:	Standard (Private)	Occupant:	Owner
Tax Summer:	\$544	Homestead:	Yes
SEV:	83,200.00	Existing Lease:	No
Legal Desc:	T2N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1240 FOX HILLS CONDOMINIUM UNIT 95, BLDG 12 L 21164 P 606 6-24-00 FR 302-196		
Subdivision:	Fox Hills Condo		
Terms Offered:	Cash, Conventional		

Homeowner Association Information			
Assoc Fee Amt:	365	Working Capital:	Association Contact\Website: service@emg.com
Fee Frequency:	Monthly		Association Phone\Email: 8886759229
Fee Includes:	Snow Removal, Maintenance Grounds, Trash, Water		

Listing Office			
List Office:	Real Estate One-Rochester		

Remarks			
Pub Rmks:	DON'T MAKE A MOVE WITHOUT a visit to this delightful 2-bedroom, 1.5-bath townhome style condo nestled in a peaceful Bloomfield Hills community, offering comfort, convenience, and low-maintenance living. Step inside to a bright and spacious living room filled with natural light, seamlessly flowing into the dining area—perfect for everyday living or casual entertaining. The functional kitchen features ample cabinetry and counter space, with all appliances included, making move-in easy. Both bedrooms are generously sized, including a primary bedroom with two closets and a dedicated dressing vanity. The second bedroom offers a wall of step-in closets, providing excellent storage options. Vinyl windows throughout enhance energy efficiency and natural light. The unfinished basement presents endless potential—ideal for storage, a workout area, or future finishing to create additional living space. Major mechanical updates include new central air (2024), new Lennox furnace (2026) for added peace of mind. Washer and dryer are also included. Enjoy the convenience of a covered carport with one assigned space, protecting your vehicle year-round. Ideally located just minutes from shopping, dining, and top-rated schools, this condo is a wonderful opportunity for first-time buyers, downsizers, or anyone seeking a home in such a prime location. HOA covers grounds maintenance, snow removal, sewer, trash, and water. Enjoy access to the community pool and tennis courts during the summer months, and take advantage of the clubhouse, which is available for private events. Conveniently located near I-75 and within the award-winning Bloomfield Hills Schools district		

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.

3. The accuracy of all information transmitted herewith, regardless of source, though deemed reliable, is not guaranteed or warranted. All information should be independently verified.

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409 NORTH FOX HILLS DRIVE, BLOOMFIELD HILLS, MI
48304

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**.



ATM



CLEANERS



GROCERIES



COFFEE



PHARMACY



0.3
MILES

0.5
MILES

0.6
MILES

0.6
MILES

0.6
MILES



MOVIE THEATER



GYM



MEDICAL

EXON

GAS

4.6
MILES

1.6
MILES

1
MILE

0.6
MILES



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OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	GOLF COURSE HEATHERS CLUB OF BLOOMFIELD	0.8 MILES
	PARK CIVIC CENTER PARK	4.2 MILES
	LAKE ORCHARD LAKE SCHOOLS	5.6 MILES
	DOG PARK ORION OAKS DOG PARK	9.8 MILES

WITHIN
10 MILES

2
DOG
PARKS

2
LAKES

40
GOLF
COURSES

18
PARKS



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FOOD REPORT



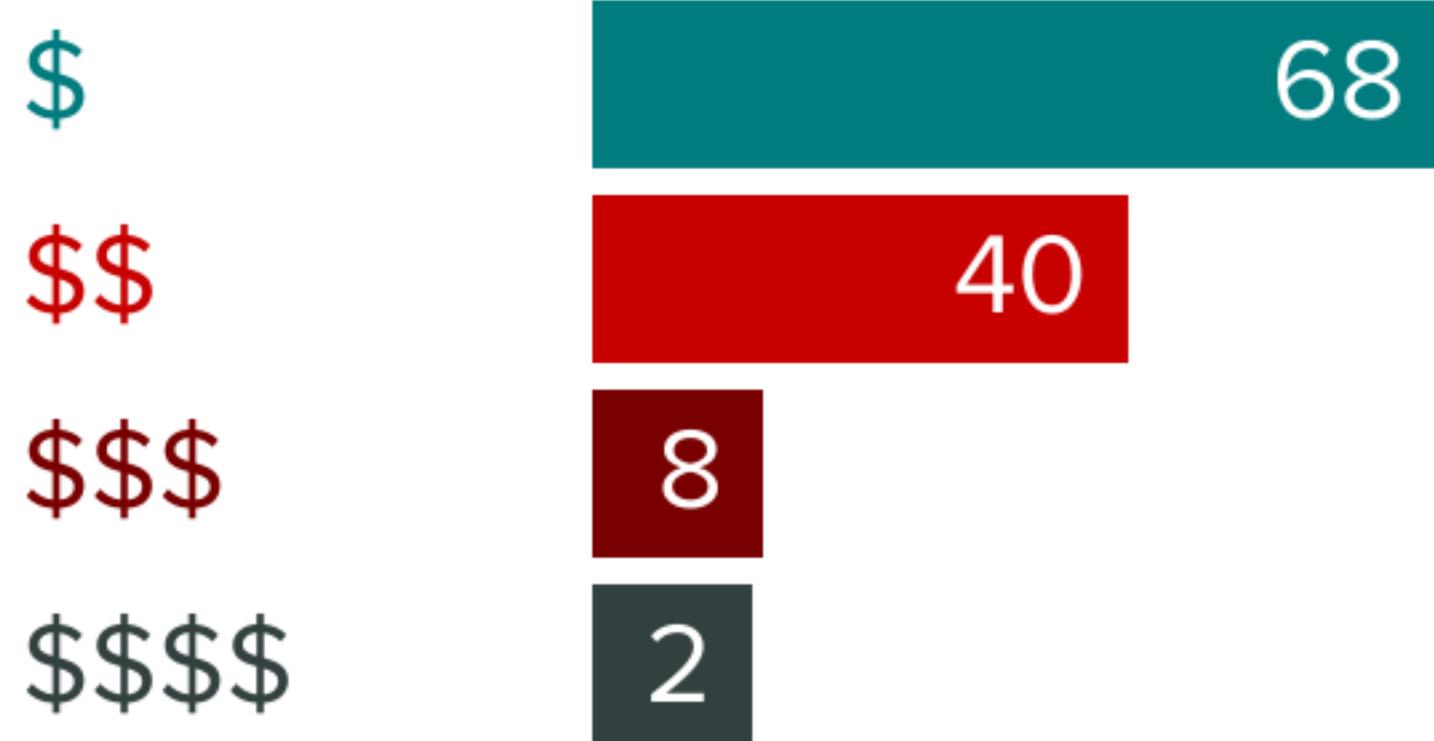
NEIGHBORHOOD EATS

This home is located near **108** moderately priced restaurants and has an **above average** variety of cuisines.

125



WITHIN 5 MILES



GOOD EATS BY CATEGORY

AMERICAN	32
FAST FOOD	17
MEXICAN	15
PIZZA	12
INTERNATIONAL	7
ASIAN	7
BARS	5
CHINESE	5
THAI	3
OTHER	12



409 NORTH FOX HILLS DRIVE, BLOOMFIELD HILLS, MI
48304

SCHOOL
REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **10** private schools and **8** charter schools within **5** miles.

PK-

BLOOMIN' PRESCHOOL
ASSIGNED

K-5

EASTOVER ELEMENTARY
SCHOOL
ASSIGNED

9-12

BLOOMFIELD HILLS
HIGH SCHOOL
ASSIGNED



Oakland County Public Records - Full Detail Report

Location & Ownership

Property Address:	409 Fox Hills Drive N	Property ID:	1902303095
City/State/Zip:	Bloomfield Hills, Michigan, 48304-1309		
Owner Name:	Jeanine Anderson	Lat/Long:	42.608965 / -83.245572
Taxpayer Address:	409 Fox Hills Drive N	Census Tract:	1500
City/State/Zip:	Bloomfield Hills, Michigan, 48304-1309	Block Group:	2
City/Village/Town:	Bloomfield Twp	School District:	Bloomfield Hills
Subdivision:	FOX HILLS CONDO	Property Category:	Residential
MLS Area:	02193 - Bloomfield Twp	Land Use:	407 - RESIDENTIAL - CONDOMINIUM
Legal Description:	T2N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1240 FOX HILLS CONDOMINIUM UNIT 95, BLDG 12 L 21164 P 606 6-24-00 FR 302-196		

Taxes

Year	Season	Total Ad Val	Admin Fee	Asmnt	CVT	Ttl Seasonal
2024	W	\$0.00	\$0.00	\$0.00	\$0.00	\$536.32
2024	S	\$544.60	\$0.00	\$0.00	\$0.00	\$544.60
2023	W	\$519.05	\$0.00	\$0.00	\$0.00	\$519.05
2023	S	\$527.08	\$0.00	\$0.00	\$0.00	\$527.08
2022	W	\$483.95	\$0.00	\$0.00	\$0.00	\$483.95
2022	S	\$506.76	\$0.00	\$0.00	\$0.00	\$506.76
2021	W	\$480.07	\$0.00	\$0.00	\$0.00	\$480.07
2021	S	\$503.85	\$0.00	\$0.00	\$0.00	\$503.85
2020	W	\$514.69	\$0.00	\$0.00	\$0.00	\$514.69
2020	S	\$482.41	\$0.00	\$0.00	\$0.00	\$482.41

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
2025	\$0	\$83,200	100	
2024	\$29,260	\$83,200	100	\$1,080.92
2023	\$27,870	\$76,730	100	\$1,046.13
2022	\$26,550	\$75,270	100	\$990.71
2021	\$25,710	\$62,050	100	\$983.92

Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Liber/Page
FOX HILLS ASSOCIATES	ANDERSON JEANINE F	07/27/2000	07/11/2000	\$137,700	DEED	00000/0000

Other Recordings

Obligee	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page
BANK OF AMERICA NA	ANDERSON JEANINE F	05/12/2022	04/19/2022	\$100,000	MTG	57768/0384

Characteristics

Living Area SF:	1270	Bedrooms:	2
Basement Sqft:	631	Bathrooms:	1.1
Year Built:	1967	Pool:	
Exterior:	Aluminum, Vinyl	Garage Features:	
Architecture Level:	2 Story	Garage Year Built:	
Style:	Colonial	Garage Sqft:	
Basement:	Basement, Slab	Garage Width:	
Heating:	Forced Air	Gas Service:	
Heat Fuel:	Natural Gas	Sewer:	
Central Air:	Yes	Well:	
#1 Porch/Dimensions:	/	Storm Sewer:	
Irregular:		Acres:	1.00

Search for MLS Listings



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 **409 Fox Hills Dr N**
(Street)

Bloomfield Hills
(City)

48304
(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

JLB
(Seller must initial)

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.

JHR
(Seller must initial)

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.

JFH
(Seller must initial)

3.

Seller acknowledges that agents have informed Seller of Seller's obligation under 42 U.S.C. 4852d.

PURCHASER'S ACKNOWLEDGEMENT

CKR
(Purchaser must initial)

4.

Purchaser has received copies of all information listed above and the attached

CKR
(Purchaser must initial)

5.

Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.

CKR
(Purchaser must initial)

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

CKR
(Agent must initial)

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.

Jeanine Anderson
(SELLER) Jeanine Anderson

1/26/2026
(DATE)

(PURCHASER)

(DATE)

(SELLER)

Caron Koteles Riha

1/26/2026
(DATE)

(PURCHASER)

(DATE)

(AGENT) Caron Koteles Riha

(DATE)

(AGENT)

(DATE)

515 Rev. 5/16

39 - REO - Rochester, 1002 N. Main St. Rochester MI 48307
Phone: (248) 379-6651

Fax: (248) 218-6559 Caron Koteles Riha

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Page 1 of 2

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Fox Hills N, 409 -

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 JFA / _____

(Initials) Purchaser _____ / _____



Seller's Disclosure Statement

H

Property Address: 409 Fox Hills Dr N **Street** **Bloomfield Hills** **City** **MICHIGAN**

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	✓			

COMMON - TENNIS COURTS

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

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BUYER'S INITIALS

SELLER'S INITIALS *JFR*

REO 545 rev. 11/16

39 - REO - Rochester, 1002 N. Main St. Rochester MI 48307
Phone: (248) 379-6651

Fax: (248) 218-6559

Caron Koteles Riha

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

Fox Hills N, 409 -

Seller's Disclosure Statement

Property Address: 409 Fox Hills Dr N **Bloomfield Hills** **MICHIGAN**

Street N/A

5. **Septic tanks/drain fields:** Condition, if known: 3 DAYS OLD 2026

6. **Heating system:** Type/approximate age: NO

7. **Plumbing system:** Type: copper ✓ galvanized _____ other _____

8. Any known problems? NO

9. **Electrical system:** Any known problems? NO

10. **History of Infestation:** if any: (termites, carpenter ants, etc.) NO

11. **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: _____

12. **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 1972 (date) to PRESENT (date).
 The Seller has owned the property since 1972 (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 James & Linda Date: 1/26/2026

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.

