

354 Reitman Court Rochester Hills, MI

See Listing Report
inside for details!

MLS# 20261011279

BED 3
BATH (FULL/HALF) 1.1

SQ. FT. 1440
ACREAGE 0.26

COUNTY
Oakland

SCHOOL DISTRICT
Rochester

TAXES (WINTER/SUMMER)
(\$1,965/\$2,459)

YEAR BUILT
1956

GARAGE
Driveway, Electricity in Garage,
Garage Door Opener,
Garage Faces Front,
STYLE

Ranch

WATER
Public

BASEMENT
Partially Finished

HEATING / COOLING
Forced Air, Natural Gas

Ceiling Fans, Central Air



Don't Make A Move Without ME!!

DON'T MAKE A MOVE WITHOUT seeing this updated Rochester Hills 3-bedroom ranch blending classic charm with modern updates! This home features hardwood and LVP flooring throughout, cove ceilings, and Anderson windows providing abundant natural light. The heart of the home is a light-filled living room featuring elegant coved ceilings, a large bay window, and sleek track lighting that perfectly complements the rich wood floors. The granite chef's kitchen offers warm maple cabinetry with a maple hood fan, tiled backsplash, stainless steel appliances, and an electric range (prepped for gas). The open floor plan flows seamlessly from the kitchen to the dining area and into the family room with a brick gas fireplace insert, ideal for everyday living and entertaining. Beautifully updated ceramic full bath with granite vanity top, maple cabinetry, and luxurious heated floors. While the kitchen serves as this home's vibrant heart, the adjacent living room offers a sophisticated retreat. This space is defined by stunning coved ceilings and rich wood floors, with a large bay window that frames views while bathing the room in natural light. Modern track lighting adds a tailored touch, making it the perfect spot for quiet conversation or evening relaxation. The primary bedroom features wood flooring and a step-in closet, while two additional bedrooms include organizers for excellent storage. The partially finished basement provides additional living space and a laundry area with an extra toilet for added convenience. Additional highlights include a breezeway ideal for semi-outdoor relaxing, a cedar closet, and a 1.5-car attached garage. Outside, enjoy a small covered back porch leading to a charming brick paver patio, beautifully landscaped with a fenced backyard. Conveniently located near amazing parks, trails, Dinosaur Hill, and award-winning Rochester Schools!



**Caron
Koteles Riha**

 248-379-6651



 caron@caronkoteles.com



 www.caronkoteles.com



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Leading
REAL ESTATE COMPANIES
OF THE WORLD



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BED
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1 . 1

SQ. FT.
1 4 4 0

ACREAGE
0. 2 6

COUNTY
Oak land

SCHOOL DISTRICT
R o c h e s t e r

TAXES (WINTER/SUMMER)
(\$ 1 , 9 6 5 / \$ 2,459)

YEAR BUILT
195 6

GARAGE

Dr i v e w a y, E l e c t r i c i t y i n G a r a g e,
G a r a g e D o o r O p e n e r,
S G T a Y r a L g E e F a c e s F r o n t,
R a n c h

WATER

P u b l i c

BASEMENT

P a r t i a l l y F i n i s h e d

HEATING / COOLING

F o r c e d A i r, N a t u r a l G a s

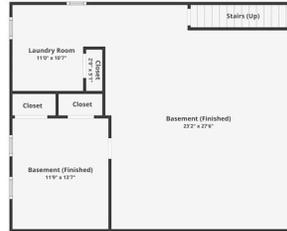
C e i l i n g F a n s, C e n t r a l A i r



Leading
REAL ESTATE COMPANIES
OF THE WORLD



354 Reitman Ct, Rochester Hills, MI 48307



Basement

Not drawn to scale. Measurements are approximate and should not be used for construction purposes.

354 Reitman Ct, Rochester Hills, MI 48307



Floor 1

Not drawn to scale. Measurements are approximate and should not be used for construction purposes.

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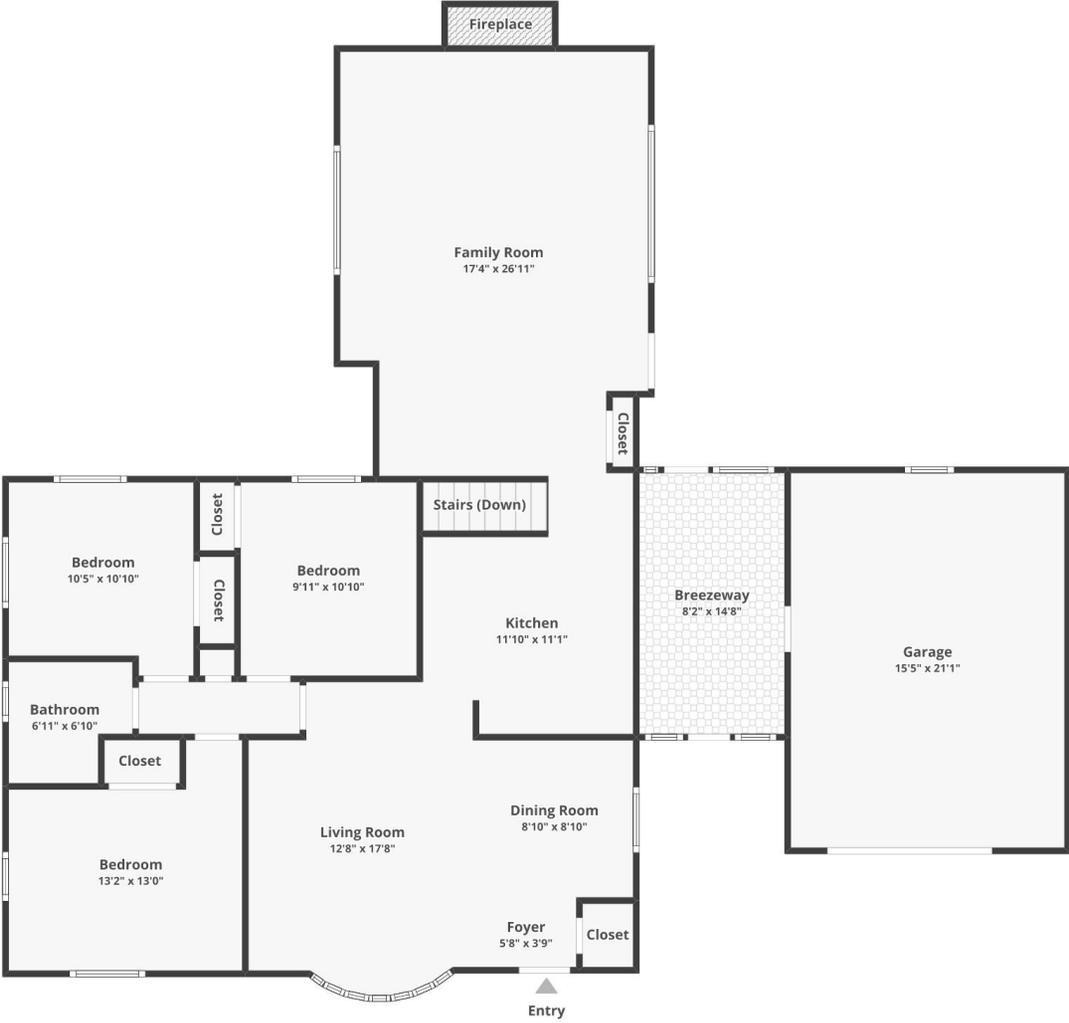


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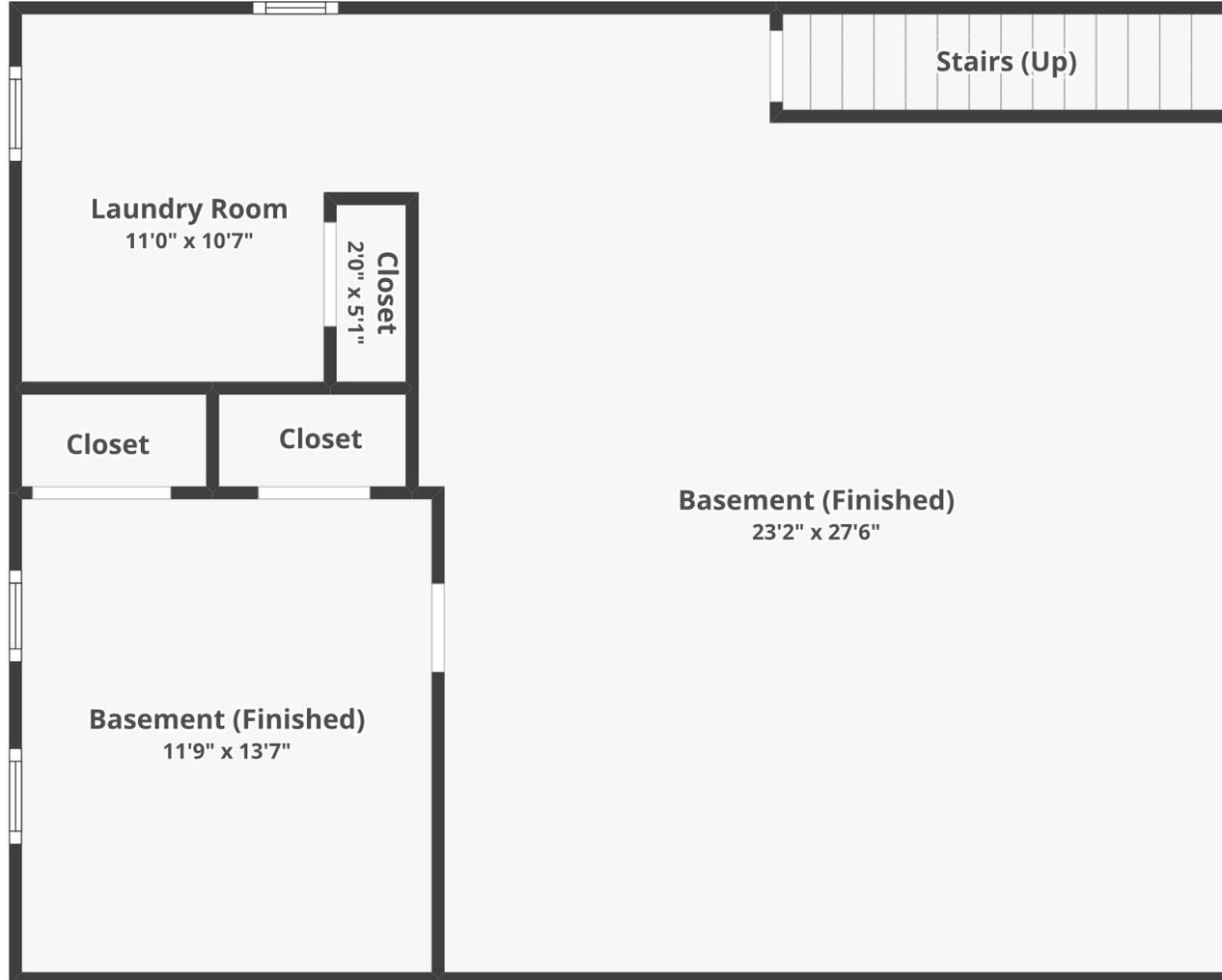
354 Reitman Ct, Rochester Hills, MI 48307



Floor 1

Floor plans are for informational purposes only and not for construction or design use. Measurements are approximate, and square footage may include finished and unfinished areas.

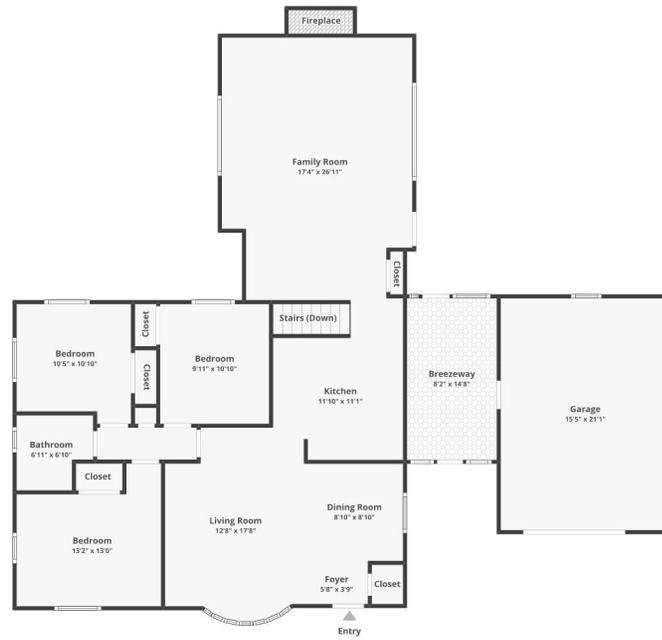
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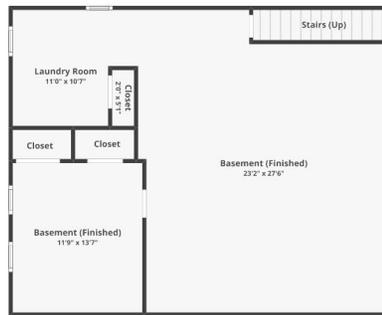
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FLOOR 1



BASEMENT

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354 Reitman Court, Rochester Hills 48307-1143

MLS#: **20261011279**
 P Type: **Residential**
 Status: **Active**

Area: **02151 - Rochester Hills**
 DOM: **N/1/1**

Short Sale: **No**
 Trans Type: **Sale**
ERTS/FS

LP: **\$425,000**
 OLP: **\$425,000**



Location Information

County: **Oakland**
 City: **Rochester Hills**
 Mailing City: **Rochester Hills**
 Side of Str: **E**

Garage: **Yes**

Tot Grg Sp: **1.5**
 Grg Sz: **1.5 Car**
 Grg Dim: **15 x 20**
 Grg Feat: **Electricity, Door Opener, Attached, Driveway, Garage Faces Front**

Lot Information

Acreage: **0.26**
 Lot Dim: **100 X 113**
 Rd Front Ft: **100**

School Dist: **Rochester**

Location: **Rochester Road / Tienken**

Directions: **From Rochester Road take Tienken west to Winry Drive turn left. Left on Thalia Ave. Right on Reitman Ct. Home is 2nd on left.**

Square Footage

Sqft Source: **Public Records**
 Est Fin Abv Gr: **1,440**
 Est Fin Lower: **1,044**
 Est Tot Lower: **1,044**
 Est Tot Fin: **2,484**
 Price/SqFt: **\$295.14**

Layout

Beds: **3**
 Baths: **1.1**
 Rooms: **10**
 Arch Sty: **Ranch**
 Arch Lvl: **1 Story**
 Site Desc:

Contact Information

Name: **CARON KOTELES RIHA**
 Phone: **(248) 379-6651**

Waterfront Information

Wtrfrnt Name:
 Water Facilities:
 Water Features:
 Water Frt Feat:

General Information

Year Built: **1956**
 Year Remod: **2018**

Recent CH: **03/17/2026 : New : CS->ACTV**

Upcoming OH: **Public: Sun Mar 22, 1:00PM-3:00PM**

Listing Information

Listing Date: **03/16/2026**

List Type/Level Of Service: **Exclusive Right to Sell/Full Service**

Activation Date: **03/17/2026**

Srvcs Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**

Land DWP:

Land Int Rate: **%**

Land Payment:

Land Cntrt Term:

Protect Period: **180 Days**

Restrictions:

Exclusions:

Possession:

Negotiable

Terms Offered: **Cash, Conventional, FHA, VA**

MLS Source: **REALCOMP**

Originating MLS#

20261011279

Listing Exemptions:

Includes:

Features

Pets Allowed: **Yes**
 Foundation: **Basement**
 Basement: **Partially Finished**
 Exterior Feat: **Fenced**
 Exterior: **Brick**
 Fireplc Fuel: **Gas**
 Porch Type: **Patio**
 Roof Material: **Asphalt**

Entry Location: **Ground Level w/Steps**
 Fndtn Material: **Block**

Cnstrct Feat:
 Fireplace Loc: **Family Room**

Fencing: **Back Yard, Fenced**
Dishwasher, Free-Standing Electric Range, Free-Standing Refrigerator, Microwave, Stainless Steel Appliance(s)

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

Appliances: **Dishwasher, Free-Standing Electric Range, Free-Standing Refrigerator, Microwave, Stainless Steel Appliance(s)**

Interior Feat: **ENERGY STAR® Qualified Window(s), Programmable Thermostat**

Heat & Fuel: **Natural Gas, Forced Air**

Wtr Htr Fuel: **Natural Gas**

Water Source: **Public (Municipal)**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	First/Entry	6 x 6	Ceramic	Bath - Lav	Basement	5 x 5	Vinyl
Bedroom	First/Entry	9 x 10	Wood	Bedroom	First/Entry	9 x 10	Wood
Bedroom - Primary	First/Entry	13 x 10	Wood	Dining Room	First/Entry	6 x 12	Wood
Family Room	First/Entry	21 x 16	Wood	Flex Room	Basement	23 x 23	Vinyl
Kitchen	First/Entry	11 x 16	Wood	Laundry Area/Room	Basement	8 x 12	Vinyl
Living Room	First/Entry	16 x 17	Wood	Other	Basement	11 x 13	Vinyl

Legal/Tax/Financial

Property ID: **1510204002**
 Ownership: **Standard (Private)**
 Tax Summer: **\$2,459**
 SEV: **\$165,120**
 Legal Desc: **T3N, R11E, SEC 10 NORTH HILL SUB LOT 166**

Tax Winter: **\$1,965**
 Taxable Value: **\$153,510**

Subdivision: **North Hill- Rochester Hills**
 Occupant: **Owner**
 Homestead: **Yes**
 Existing Lease: **No**

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

Agent/Office Information

List Office: **Real Estate One-Rochester**
 List Agent: **CARON KOTELES RIHA**
 Co-list Agent: **LAUREN KOTELES**
 Listing Exemptions:

List Office Ph: **(248) 652-6500**
 List Agent Ph: **(248) 379-6651**
 Co-List Agent Ph: **(248) 953-6671**
 LB Location: **Front Door**

Remarks

Public Remarks: **DON'T MAKE A MOVE WITHOUT seeing this updated Rochester Hills 3-bedroom ranch blending classic charm with modern updates! This home features hardwood and LVP flooring throughout, cove ceilings, and Anderson windows providing abundant natural light. The heart of the home is a light-filled living room featuring elegant cove ceilings, a large bay window, and sleek track lighting that perfectly complements the rich wood floors. The granite chef's kitchen offers warm maple cabinetry with a maple hood fan, tiled backsplash, stainless steel appliances, and an electric range (prepped for gas). The open floor plan flows seamlessly from the kitchen to the dining area and into the family room with a brick gas fireplace insert, ideal for everyday living and entertaining. Beautifully updated ceramic full bath with granite vanity top, maple cabinetry, and luxurious heated floors. While the kitchen serves as this home's vibrant heart, the adjacent living room offers a sophisticated retreat. This space is defined by stunning cove ceilings and rich wood floors, with a large bay window that frames views while bathing the room in natural light. Modern track lighting adds a tailored touch, making it the perfect spot for quiet conversation or evening relaxation. The primary bedroom features wood flooring and a step-in closet, while two additional bedrooms include organizers for excellent storage. The partially finished basement provides additional living space and a laundry area with an extra toilet for added convenience. Additional highlights include a breezeway ideal for semi-outdoor relaxing, a cedar closet, and a 1.5-car attached garage. Outside, enjoy a small covered back porch leading to a charming brick paver patio, beautifully landscaped with a fenced backyard. Conveniently located near amazing parks, trails, Dinosaur Hill, and award-winning Rochester Schools!**



354 REITMAN CT, ROCHESTER HILLS, MI 48307

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.



MEDICAL



ATM



GROCERIES



GAS



GYM



0.2
MILES

0.3
MILES

0.3
MILES

0.3
MILES

0.3
MILES



MOVIE THEATER



COFFEE



PHARMACY



CLEANERS

3.7
MILES

0.4
MILES

0.3
MILES

0.3
MILES



354 REITMAN CT, ROCHESTER HILLS, MI 48307

OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	GOLF COURSE GREAT OAKS COUNTRY CLUB	0.8 MILES
	DOG PARK ELIZABETH PARK	0.8 MILES
	PARK ROCHESTER PLAY	0.9 MILES
	LAKE TOMMY'S LAKE	8.2 MILES





354 REITMAN CT, ROCHESTER HILLS, MI 48307

FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **57** moderately priced restaurants and has an **average** variety of cuisines.

68



WITHIN 5 MILES

\$

37

\$\$

20

\$\$\$

5

\$\$\$\$

1

GOOD EATS BY CATEGORY

AMERICAN	19
PIZZA	9
ASIAN	6
FAST FOOD	6
MEXICAN	5
INTERNATIONAL	5
BARS	4
ITALIAN	3
SEAFOOD	3
OTHER	6



354 REITMAN CT, ROCHESTER HILLS, MI 48307

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 ASSIGNED	9 RATING
6-8	HART MIDDLE SCHOOL ASSIGNED	9 RATING
9-12	STONEY CREEK HIGH SCHOOL ASSIGNED	10 RATING



Oakland County Public Records - Full Detail Report

Location & Ownership

Property Address:	354 Reitman Court	Property ID:	1510204002
City/State/Zip:	Rochester Hills, Michigan, 48307-1143		
Owner Name:	Jeffrey R Fronek	Lat/Long:	42.694225 / -83.140958
Taxpayer Address:	354 Reitman Court	Census Tract:	1920
City/State/Zip:	Rochester Hills, Michigan, 48307-1143	Block Group:	4
City/Village/Town:	Rochester Hills	School District:	Rochester
Subdivision:	NORTH HILL SUB - ROCHESTER HILLS	Property Category:	Residential
MLS Area:	02151 - Rochester Hills	Land Use:	401 - RESIDENTIAL, IMPROVED
Legal Description:	T3N, R11E, SEC 10 NORTH HILL SUB LOT 166		

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	\$2,394.24	\$0.00	\$0.00	\$0.00	\$2,394.24
2023	W	\$1,965.11	\$0.00	\$0.00	\$0.00	\$1,965.11
2023	S	\$2,302.25	\$0.00	\$0.00	\$0.00	\$2,302.25
2022	W	\$1,884.18	\$0.00	\$0.00	\$0.00	\$1,884.18
2022	S	\$2,192.66	\$0.00	\$0.00	\$0.00	\$2,192.66
2021	W	\$1,692.98	\$0.00	\$0.00	\$0.00	\$1,692.98
2021	S	\$2,128.15	\$0.00	\$0.00	\$0.00	\$2,128.15
2020	W	\$1,791.37	\$0.00	\$0.00	\$0.00	\$1,791.37
2020	S	\$2,225.92	\$0.00	\$0.00	\$0.00	\$2,225.92

Assessments

<u>Year</u>	<u>Taxable Val</u>	<u>State Eq Val</u>	<u>Hmstd %</u>	<u>Ttl Taxes</u>
2024	\$148,900	\$159,280	100	\$2,394.24
2023	\$141,810	\$146,400	100	\$4,267.36
2022	\$135,060	\$135,070	100	\$4,076.84
2021	\$130,750	\$130,750	100	\$3,821.13
2020	\$129,040	\$129,040	100	\$4,017.29

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>
SCISLOWICZ RYAN	FRONEK JEFFREY R	05/31/2019	05/24/2019	\$258,000	WAR/DEED	52879/0313
LANNI JASON	SCISLOWICZ RYAN	09/23/2013	08/30/2013	\$173,000	WAR/DEED	46350/0838
BENTLEY ARTHUR J	LANNI JASON	10/28/2009	10/09/2009	\$156,000	WAR/DEED	41581/0097

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>
UNITED WHOLESALE MORTG	FRONEK JEFFREY R	09/17/2021	09/08/2021	\$198,600	MTG	56864/0051
FLAGSTAR BANK FSB	FRONEK JEFFREY R	10/20/2020	09/28/2020	\$202,300	MTG	55020/0287
UNITED WHOLESALE MORTG	FRONEK JEFFREY R	01/24/2020	01/15/2020	\$204,400	MTG	53758/0596
FLAGSTAR BANK FSB	FRONEK JEFFREY R	05/31/2019	05/24/2019	\$206,400	MTG	84332
JPMORGAN CHASE BANK NA	FRONEK JEFFREY R	10/04/2016	09/21/2016	\$133,400	MTG	49899/0628
MEMBER FIRST MORTGAGE I	LANNI JASON	10/22/2009	10/09/2009	\$124,800	MTG	41566/0547
EDGECORE FINANCIAL GROU	BENTLEY ARTHUR J	03/04/2002	01/08/2002	\$153,000	MTG	00000/0000

Characteristics

Living Area SF:	1440	Bedrooms:	3
Basement Sqft:	1044	Bathrooms:	1.0
Year Built:	1956	Pool:	
Year Remodeled:		Fireplace:	Yes
Exterior:	Brick	Garage Features:	
Architecture Level:	1 Story	Garage Year Built:	
Style:	Ranch	Garage Sqft:	352
Basement:	Basement	Garage Width:	
Water:		Garage Capacity:	1
Heating:	Forced Air	Gas Service:	
Heat Fuel:	Natural Gas	Sewer:	
Central Air:	Yes	Well:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	100.00X113.00
Topography:		Land Sqft:	11326
Irregular:		Acres:	0.26



Seller's Disclosure Statement

H

Property Address: 354 Reitman Ct 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water softener/conditioner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well & pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV antenna, TV rotor & controls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic tank & drain field	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electric System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage door opener & remote control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarm system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central air conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central heating system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall furnace	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool heater, wall liner & equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electronic air filter	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash compactor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar heating system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace & chimney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna/hot tub	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood burning system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Drain tile cleaned all the way to city tap '25
- Insulation:** Describe, if known: Biphen in entire attic
 Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown yes no
- Roof:** Leaks? < 10 yrs
 Approximate age, if known: < 10 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 [Signature]

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

354 Reitman Court,

Seller's Disclosure Statement

Property Address: 354 Reitman Ct Rochester Hills MICHIGAN
Street City

5. **Septic tanks/drain fields:** Condition, if known: N/A
6. **Heating system:** Type/approximate age: 20+
7. **Plumbing system:** Type: copper galvanized _____ other _____
 Any known problems? _____
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: Shared fences - unsure who owns them

The Seller has lived in the residence on the property from May 2014 (date) to present (date).
 The Seller has owned the property since May 2014 April 1 2019 (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 [Signature] Date: 1/25/26
 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.

RE: THE PROPERTY KNOWN AS **354 Reitman Ct**
(Street)

Rochester Hills
(City)

48307
(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
JP / _____

(Initials) Purchaser _____ / _____

