

1323 Ross Ln Rochester, MI

MLS# 219116604

BED **BATH (FULL/HALF)**
4 2/1

SQ. FT. **ACREAGE**
2815 0.24

COUNTY
Oakland

SCHOOL DISTRICT
Rochester

TAXES (WINTER/SUMMER)
(\$580/\$4,793)

YEAR BUILT
2000

GARAGE
Attached, Direct Access, Door
Opener, Electricity

STYLE
Colonial

WATER
Municipal Water

BASEMENT
Finished

HEATING / COOLING
Forced Air, Natural Gas
Central Air



Don't Make A Move Without ME!!

DON'T MAKE A MOVE WITHOUT seeing the beauty and elegance of this MJC built home in Stony Creek Ridge North with sidewalks, streetlights, situated deep in the sub. This bright, two-story foyer, featuring a library with French doors, formal dining room with wainscoting & a bay window. Walk through the butler pantry and into the spacious kitchen featuring island, newer stainless steel appliances, recessed lights, subway backsplash, large nook, doorwall to spacious yard, paver patio. First floor laundry, large mudroom, walk in pantry, plenty of storage with direct access to garage. 2 story Great room with open stairway and catwalk leads to four spacious bedrooms with full closets, cathedral ensuite includes dual sinks, jetted tub and separate shower. Finished basement with wet bar, sit at countertop, separate home office, large storage room, and recreation area. Updated hot water heater. New delta fixtures in all the bathrooms. Award-winning Rochester Schools.



Leading
REAL ESTATE COMPANIES
OF THE WORLD



Caron Koteles Riha

Associate Broker
CRS, ABR, SFR, GRI

☎ 248-379-6651



✉ caron@caronkoteles.com

🌐 www.caronkoteles.com



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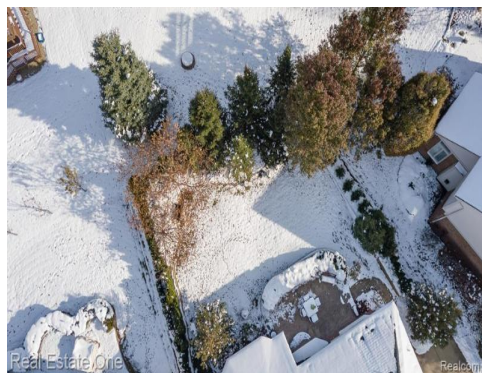
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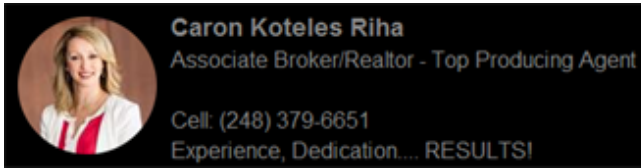


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1323 Ross Lane, Rochester 48306-4813

MLS#: **219116604**
 County: **Oakland**
 Status: **Active**

Area: **02152 - Rochester**
 School D: **Rochester**

Trans Type: **Sale**

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



Location Information

Prop Type: **Residential**
 City: **Rochester**
 Mailing City: **Rochester**
 Side of Street:
 Location: **N of Runyon / W of Dequindre**
 Directions: **Dequindre Road North to Runyon Road (25 Mile Road) turn Left (West) turn North (right) onto Ramblewood R On Terra Left On Ross.**

Parking

Garage: **Yes**
 Grg Sz: **2 Car**
 Grg Dim: **21x27**
 Grg Feat: **Attached, Direct Access, Door Opener, Electricity**

Lot Information

Acreage: **0.24**
 Lot Dim: **91x135x133x64**
 Rd Front Ft: **91**

Square Footage

Est Fin Abv Gr: **2,641**
 Est Fin Lower: **1,400**
 Est Tot Lower: **1,426**
 Est Tot Finished: **4,041**

Layout

Rooms: **14** Arch Style: **Colonial**
 Beds: **4**
 Baths: **2.1** Arch Level: **2 Story**

Waterfront Information

Water Name:
 Water Facilities:
 Water Features:
 Water Front Feet:

General Information

Year Built: **2000**
 Year Remod:
 Possession: **Close Plus 6-15 Days**

Features

Pets Allowed: **Yes**
 Foundation: **Basement**
 Basement: **Finished**
 Exterior Feat: **Outside Lighting**
 Exterior: **Aluminum, Brick, Vinyl**
 Porch Type: **Patio, Porch**
 Fireplc Fuel: **Gas**
 Appliances: **Electric Cooktop, Dishwasher, Disposal, Dryer, Microwave, Built-In Gas Oven, Free-Standing Refrigerator, Washer**
 Interior Feat: **Cable Available, High Spd Internet Avail, Humidifier, Jetted Tub, Wet Bar**
 Heat & Fuel: **Natural Gas, Forced Air**
 Wtr Htr Fuel: **Natural Gas**
 Water Source: **Municipal Water**

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

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

Cooling: **Central Air**
 Road Frontage: **Paved, Pub. Sidewalk**
 Sewer: **Sewer-Sanitary**

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	Second	12 x 8	Ceramic	Bath - Lav	First/Entry	8 x 5	Ceramic
Bath - Master	Second	15 x 16	Ceramic	Bedroom	Second	15 x 10	Carpet
Bedroom	Second	12 x 10	Carpet	Bedroom	Second	12 x 10	Carpet

Bedroom - Mstr	Second	16 x 14	Carpet	Breakfast Nook/Room	First/Entry	15 x 11	Ceramic
Butlers Pantry	First/Entry	5 x 4	Ceramic	Dining Room	First/Entry	14 x 11	Carpet
Great Room	First/Entry	21 x 18	Carpet	Kitchen	First/Entry	18 x 12	Ceramic
Laundry Area/Room	First/Entry	8 x 10	Ceramic	Library/Study	First/Entry	13 x 10	Carpet
Recreation Room	Basement	21 x 18	Carpet	Other	Basement	10 x 7	Carpet
Other	Basement	18 x 8	Vinyl				

Legal/Tax/Financial

Property ID:	1501379023	Short Sale:	No	Home Warranty:	Yes	Ownership:	Private - Owned
Tax Summer:	\$4,793	Tax Winter:	\$580	Homestead:	Yes	Oth/Sp Asmnt:	0
SEV:	191,040.00	Taxable Value:	156,920.00	Existing Lease:	No		
Legal Desc:	T3N, R11E, SEC 1 STONY CREEK RIDGE NORTH NO 1 LOT 166 4-2-99 FR 376-005						
Subdivision:	STONY CREEK RIDGE NORTH NO 1						
Terms Offered:	Cash, Conventional, FHA, VA						

Homeowner Association Information

Assoc Fee Amt:	450	Working Capital:		Association Contact\Website:	www.scrnhoa.com
Fee Frequency:	Annually			Association Phone\Email:	
Fee Includes:	Other				

Office Information

List Office: **Real Estate One-Rochester**

Remarks

Pub Rmks: **Don't Make A Move Without viewing our VOH video open house option online to view this Beauty and Elegance and the finest Stony Creek Ridge North has to offer in this price point... along with sidewalks, streetlights, commons areas, situated deep in the sub. Dramatic 2-story foyer, main floor study/library with French doors, formal dining room with wainscoting & bay window. Bonus on the Butler pantry! Spacious island kitchen featuring, new stainless steel appliances, rev osmosis water tap, recessed lights, subway tile backsplash, large nook, doorwall to private yard, paver patio. First floor laundry, large mudroom, huge walk-in pantry, direct access to garage. 2 story Great rm, open staircase, catwalk leads to four bedrooms with large closets, cathedral ensuite including dual sinks, jetted tub and separate shower and walk-in closet. Finished basement, wet bar, stools, separate home office, large storage room, open rec area includes sound bar, speakers, tv & furniture. Hugger/Hart/Stoney.**



Seller's Disclosure Statement

H

Property Address: 1323 Ross Ln Rochester 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"/>	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"/>				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"/>			<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: FIBERGLASS
Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown _____ yes _____ no
- Roof:** Leaks? _____
Approximate age, if known: ↑ YES yes _____ no
- Well:** Type of well (depth/diameter, age and repair history, if known): NOT AVAILABLE
Has the water been tested? _____ yes _____ no _____
If yes, date of last report/results: _____

PAGE 1 OF 2

BUYER'S INITIALS _____

SELLER'S INITIALS DSN

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

1323 Ross Ln

Seller's Disclosure Statement

Property Address: 1323 Ross Ln Street Rochester City MICHIGAN

5. **Septic tanks/drain fields:** Condition, if known: NOT AVAILABLE
6. **Heating system:** Type/approximate age: GAS - FORCED AIR 19 YRS.
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: 3. HOMEOWNERS ASSOCIATION

The Seller has lived in the residence on the property from 2000 (date) to 2019 (date).
The Seller has owned the property since 2000 (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 D. S. Nuts Date: 11/16/2019

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 1323 Ross Ln Rochester 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

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

PURCHASER'S ACKNOWLEDGEMENT

- Purchaser has received copies of all information listed above and the attached _____**
- Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.**
- 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

- 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.

<u>Dennis Nemeth</u> <small>DocuSigned by:</small>	11/16/2019 07:57 EST		
(SELLER) Dennis Nemeth	(DATE)	(PURCHASER)	(DATE)
<u>Yoshiko Nemeth</u> <small>DocuSigned by:</small>	11/19/2019 08:45 EST		
(SELLER) Yoshiko Nemeth	(DATE)	(PURCHASER)	(DATE)
<u>Caron Koteles Riha</u> <small>DocuSigned by:</small>	11/15/2019 12:46 EST		
(AGENT) Caron Koteles Riha	(DATE)	(AGENT)	(DATE)

RE: THE PROPERTY KNOWN AS 1323 Ross Ln
(Street)

Rochester
(City)

48306
(Zip Code)

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

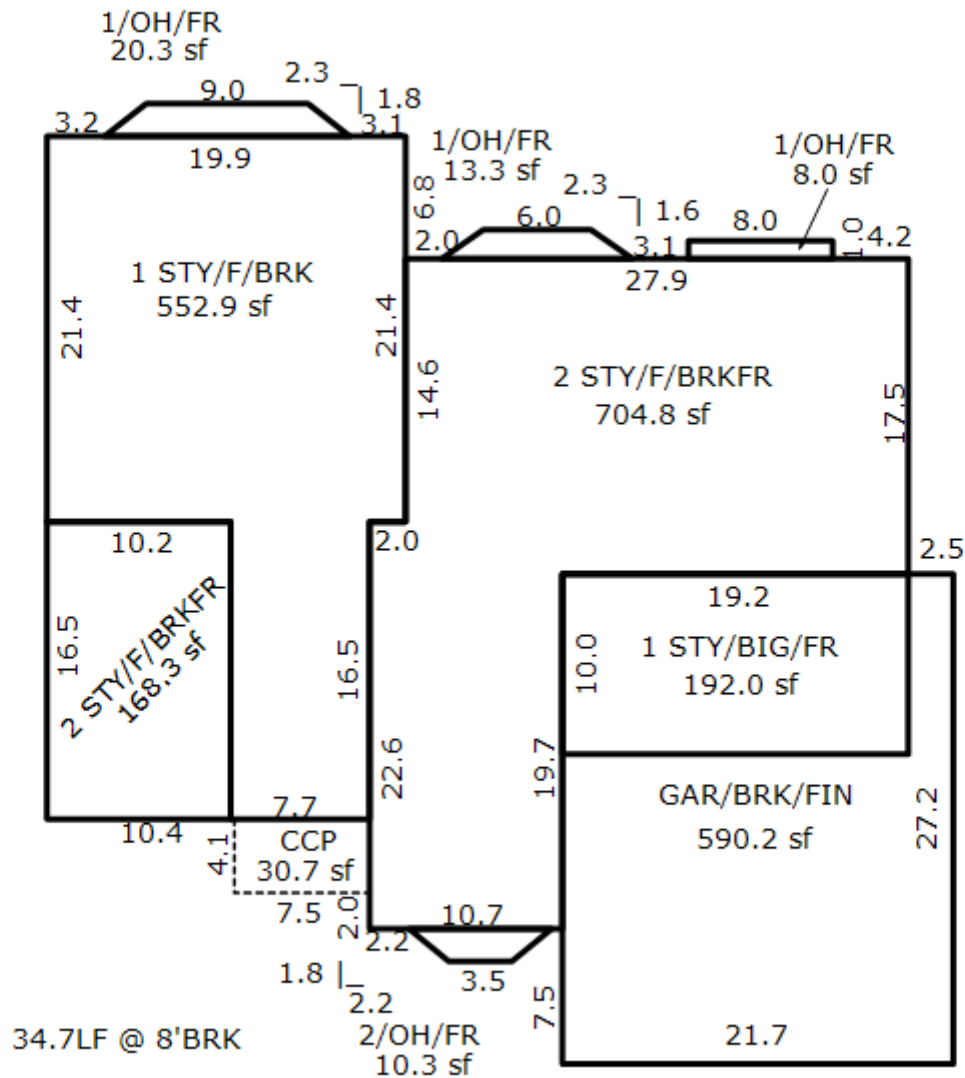
Federal law now imposes the requirements listed below on sellers of residential housing **built prior to 1978**.

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 DS DN / DS DN

(Initials) Purchaser _____ / _____





64 ft

135 ft

10461 sqft

134 ft

91 ft

ss Ln

Ross Ln

Ross Ln

