

MANUFACTURED HOME - SELLER'S DISCLOSURE STATEMENT

This is a MANUFACTURED HOME and does NOT include any real estate. The lot this home sits on is a rented lot. The BUYER must obtain approval from the mobile home park management for rental of the lot.

Address of home: 33151 Fort Road, Lot# 62, Rockwood, MI 48173

This statement is a disclosure of the condition and information concerning the home, 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 of the home. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas; such as roof or under the home. This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller and/ or Buyer in this transaction. **THE BUYER MAY WISH TO OBTAIN A HOME INSPECTION AND PURCHASE A HOME WARRANTY.**

Sellers Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representation based on the Seller's knowledge at the signing of this document. 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 the home. The following are representations made solely by the Seller and are not the representation of the Seller's Agent(s). **THIS INFORMATION IS DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER.**

Instruction to the Seller: (1) Answer ALL question. (2) Report known conditions affecting the home. (3) Attached additional pages with your signature if additional space is required.(4) Complete this form yourself. (5) If some items do not apply to your home, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN.

APPLIANCES & SYSTEMS: THE APPLIANCES listed below are included in the sale of the property ONLY if the purchase agreement so provides. If the Seller agrees to include appliances with the sale of the home, there is no warranty or guarantee as to the condition of those appliances.

	Approximate age if known	Working Properly		Unknown	Not Available	Any Known Problems?
		Yes	No			
Central Air Conditioning	2023	X				
Furnace	2023	X				
Refrigerator	2023	X				
Range / Oven	2023	X				
Dishwasher	2023	X				
Microwave	2023	X				
Washer					X	
Dryer					X	
Hood Fan	2023	X				
Disposal	2023	X				
Alarm System					X	
Ceiling Fan	2023	X				
Water Heater	2023	X				
Plumbing System	2023	X				
Electrical System	2023	X				
Fireplace						
Roof	2023	Any known past or present roof leaks?				NONE

Seller: Buyer: _____ Date: _____

Seller: A.F. Smith Date: 2/29/24 Buyer: _____ Date: _____
Luna Homes