



Coming Soon Listing Authorization Form

Notice to Agent: A copy of this completed, signed form must be uploaded to a Coming Soon listing in add/edit as a document attachment.

Informed Consent: The undersigned as owners of the property at:

431 SMITH STREET PORTLAND MI 48875
Address City Zip

Have it listed for sale with DEBORAH F. COOPER Terence M. Frewen
Name of Agent and Broker (Please print)

Contract Date 05/25/2024 Contract Expiration Date 12/01/2024

County IONIA Parcel ID 34-300-180-000-050-00

Property Type: Single family Multi-family Farm Lot/land Commercial/mixed use

Coming Soon status indicates that the listing brokerage and the seller are preparing the property for sale before marketing as Active status. Coming Soon status is not intended to give the listing brokerage an advantage to the detriment of cooperating brokers, nor to circumvent the sale of the property on an open market. Properties in Coming Soon status on the Greater Lansing Association of REALTORS® MLS may not be shown. Any showing of a property in Coming Soon status disqualifies the property from the status, and a \$1,000 fine is assessed to the listing agent per occurrence.

1. Availability Date: 06/01/2024
Listings in Coming Soon status automatically transition to Active status on the availability date, which cannot exceed 14 days from date of entry.
2. A property in Greater Lansing Association of REALTORS® MLS coming soon status may not be shown. Potential buyers and REALTORS®, including REALTORS® in the listing broker’s office, cannot schedule a showing of a property in coming soon status or be given access to physically view the property until the availability date.
3. As soon as the property is available for showings, the status must be changed to Active. Once the listing is Active, it cannot revert back to Coming Soon status.
4. A listing broker may not re-list a property in Coming Soon status unless the listing has been off market for more than 90 days, the property is listed with a new brokerage firm, or the property has been sold.

Seller acknowledges and accepts the consequences of the decision to deny property showings and MLS advertising feeds for the period indicated above. This document must be uploaded to the listing in Greater Lansing Association of REALTORS® MLS when the Coming Soon status is used.

05/25/2024

(Date)

~~05/25/2024~~

(Date)

05/25/2024

(Date)

ANDREW J. HALLORAN

(Signature of owner) ANDREW J. HALLORAN

TRACY HALLORAN

(Signature of owner) TRACY HALLORAN

Deborah F. Cooper

(Signature of Agent) DEBORAH F. COOPER

COLDWELL BANKER FREWEN REALTY

(Office name)

(Office address)

(Office contact)

Terence M. Frewen

(Signature of Designated REALTOR®/DR Signatory) TERENCE M. FREWEN

05/25/2024

(Date)



GREATER LANSING ASSOCIATION OF REALTORS®
LISTING AGREEMENT - RESIDENTIAL



Contract Date: 05/25/2024 through Expiration on 12/01/2024 at 11:59 PM
Brokerage Firm: COLDWELL BANKER FREWEN REALTY ("Brokerage Firm")
REALTOR®: DEBORAH F. COOPER
SELLER(s): ANDREW J. HALLORAN TRACY HALLORAN ("SELLER")
SELLER's Home Address: _____
SELLER's Email Address: ANDYH686@YAHOO.COM
SELLER's Phone #: _____ SELLER's Facsimile # _____

1. **RIGHT TO SELL:** In consideration of the Agreement of Brokerage Firm to market SELLER's Property and to use reasonable efforts to find a buyer, SELLER gives Brokerage Firm the exclusive right to offer for sale and to sell the Property for the listing period stated above at the price and on terms set forth below. In consideration for exclusive sale rights, Brokerage Firm agrees to use reasonable efforts to sell the Property, to present the Property to other REALTOR® companies through a multiple listing service and to engage in marketing efforts to expose the Property.

2. **PROPERTY** situated in the City/Twp. of CITY OF PORTLAND County of IONIA Michigan, located at: 431 SMITH STREET PORTLAND 48875 and legally described as: CITY OF PORTLAND THE NLY 21 FEET OF LOT 35 AND ALL OF LOT 34 EXC. NLY 2 FT. A. & J. NEWMAN ADD. TO THE CITY OF PORTLAND T6N R5W.

Permanent Parcel #(s): 34-300-180-000-050-00

Subject to any existing building and use restrictions, zoning ordinances, and easements, if any. The Property includes all buildings; GAS, OIL, AND MINERAL RIGHTS OWNED BY SELLER; all attached fixtures such as carpeting and linoleum; mirrors; complete lighting and fan fixtures; window treatment hardware/rods; window shades, curtains, and blinds; screens, storm windows and doors; stationary laundry tubs; heating and air conditioning equipment; water heater, water softener (unless rented), water pump and pressure tank; sump pump; satellite dish and controls; garage door opener and controls; attached work benches; all attached shelving; stationary outdoor grills; all support equipment for in-ground pools; detached storage buildings; fireplace doors and screens; built-in appliances; mail box; all plantings; underground sprinkling system, water pumps and timers; fences; awnings; basketball hoop; outdoor play equipment; fuel in tanks (unless metered) and fuel tanks (unless rented) hardwired house generator; Seller to transfer/terminate supporting subscriptions related to affixed smart home devices.

EXCEPTIONS OR ADDITIONS:
EXCEPTIONS: NONE

ADDITIONS: GAS RANGE/OVEN, REFRIDGERATOR, MICROWAVE, DISHWASHER, WASHER/DRYER COMBO

3. **LEAD BASED PAINT DISCLOSURE:** Please check one:
 SELLER represents and warrants that the listed Property was **built in 1978 or later** and that therefore, the federally-mandated lead-based paint disclosure regulations **do not apply** to this Property.
 SELLER represents and warrants that the listed Property was **built before 1978** and that therefore, the federally-mandated lead-based paint disclosure regulations **do apply** to this Property.

4. **PRICE/TERMS: List price to be:** \$ 169,900.00
Subject to the following terms and conditions: Cash, FHA, Veterans/VA, Conventional, FMHA-Rural Housing Loan, MSHDA, Land Contract, Other

5. **WELL AND SEPTIC:**
 This Property requires mandatory Well and Septic Inspections. SELLER acknowledges that SELLER is required to perform and pay for Point of Sale Mandatory Well and Septic inspections on the above named Property.
 This Property does NOT require mandatory Well and Septic Inspections.

SELLER'S initials AJH / TH Date 05/26/2024



GREATER LANSING ASSOCIATION OF REALTORS®
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- 6. **CONVEYANCE REQUIREMENTS:** SELLER will deliver good and marketable title and be responsible and pay for all matters related, but not limited, to owner's policy of title insurance with standard exceptions in the amount of the sale price; all costs required and necessary to convey clear title; closing fee if closing a cash, SELLER funded purchase money mortgage, VA or land contract transaction; State transfer tax on Deed; preparation of Deed; Land Contract, and/or security instruments and other documents necessary to convey clear title; and mortgage charges not allowed by regulation to be charged to Buyer.
Title Ins. # _____ Held by _____.
- 7. **PROPERTY TAXES WILL BE TREATED AS IF THEY COVER THE CALENDAR YEAR** in which they are first billed. TAXES first billed in years prior to year of Closing will be paid by SELLER without proration. TAXES first billed in the year of Closing will be prorated using the tax bill amounts less any assessments included in the tax bills so that SELLER will pay taxes from the first of the year through the day prior to Closing date; and BUYER will pay taxes for the balance of the year, including the date of Closing. If any bill for Taxes is not issued as of the date of Closing, the then current taxable value and tax rate and any administrative fee will be substituted and prorated.
- 8. **SPECIAL ASSESSMENTS:** All special assessments for the Property that occur on or before the date of Closing, shall be paid by the SELLER, provided, however, that in the event a special assessment is payable in installments, and assumable, current and future installments shall be
 - paid by BUYER.
 - paid in full by SELLER at closing;

EXCEPTIONS:
NONE

- 9. **PRORATED ITEMS:** Rents, association fees, insurance (if assigned), as well as interest on any existing land contract, mortgage, water and sewer bills or other lien assumed or to be paid by the BUYER, will be prorated to the date of Closing;

Additional Items:
NONE

10. **PRESENT ENCUMBRANCES**

- A. Mortgage/Land Contract to: _____ Acct. # _____
- B. Equity Loan/Line of Credit to: _____ Acct. # _____
- Other: _____ Title Holder **ANDREW J. HALLORAN & TRACY HALLORAN**

Is this Property subject to any known problem or limitations such as: Bankruptcy Probate Divorce Tax or Construction Lien Mortgage Default Other

- 11. **BROKERAGE FEES: Payable for sale, lease, exchange, or management of Property are not set by any Board/Association of REALTORS® or MLS Or any other manner other than between the Brokerage Firm and SELLER:** If, during the term of this listing Agreement, SELLER sells or exchanges the Property or if the Brokerage Firm, SELLER or anyone produces a buyer ready, willing and able to purchase the Property at the listed price and terms or for any other price, terms or exchange to which SELLER consents in writing, SELLER agrees to pay Brokerage Firm a fee equal to \$ _____ and a commission equal to 6 % of the sale price. FURTHER, if within 1 months after the expiration or termination of this Agreement, SELLER sells, trades or exchanges the Property to anyone with whom Brokerage Firm, SELLER or anyone had negotiations for the sale of the Property, exhibited the Property, or had contact with as a prospective Buyer of the Property during the listing term, the stated compensation will be paid by SELLER to Brokerage Firm, unless at the time of the sale, the Property is listed with another REALTOR®. It is also agreed that in the event of a trade or exchange, Brokerage Firm is authorized to represent and receive compensation from both parties to the transaction.

12. **COOPERATION:** Brokerage Firm is authorized to (indicate acceptance by checking appropriate box(s))

- Offer a portion of the total commission due as compensation for producing the buyer while acting as a sub-agent of SELLER. Said offer of compensation shall be 3 % of the sale price or \$ _____.
- Offer a portion of the total commission due as compensation for producing the buyer while acting as a buyer's agent. Said offer of compensation shall be 3 % of the sale price or \$ _____.
- Offer a portion of the total commission due as compensation for producing the buyer while acting as a transaction coordinator. Said offer of compensation shall be 3 % of the sale price or \$ _____.

SELLER'S initials AJH / TH Date 05/26/2024



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13. DEFAULT: If a sale is not closed because of the SELLER’s refusal to perform, the full brokerage fee will be due and payable upon refusal. If a sale is not closed because of the Buyer’s failure to perform and the deposit is forfeited, SELLER agrees that the deposit will be applied first to reimburse the Brokerage Firm for all expenses incurred by the Brokerage Firm on the SELLER’s behalf in performance of the SELLER’s obligations, including but not limited to, attorney fees and inspections.

14. AGENCY:

A. Agency: SELLER acknowledges that SELLER has received and reviewed the GLAR Disclosure Regarding Real Estate Agency Relationships form.

B. BUYER AGENCY: SELLER has been informed and understands that some real estate brokers and agents represent BUYERS under a Buyer Agency Agreement. Those brokers and agents representing the BUYER have a duty to serve the BUYER’s interest rather than the SELLER’s interest. Thus, any information that SELLER provides the BUYER’s broker and BUYER’s agent will be disclosed to the BUYER.

C. BROKERAGE FIRM RECOMMENDS: Brokerage Firm recommends that the SELLER treat all REALTORS® as a BUYER’s Agent, that is, the SELLER should not disclose confidential information to those REALTORS® that the SELLER would not disclose to a BUYER.

D. POSSIBILITY OF DUAL AGENCY: SELLER understands and agrees that as part of marketing the Property, Brokerage Firm and its agents may show potential BUYERS properties other than SELLER’s Property and may provide such potential BUYERS with information on selling prices in the area. SELLER also understands and agrees that Brokerage Firm and its agents can show SELLER’s Property to and obtain offers from all prospective buyers, including buyers with whom Brokerage Firm has an agency relationship. In the event a buyer with whom Brokerage Firm has an agency relationship becomes interested in the SELLER’s Property, Brokerage Firm shall notify both SELLER and the potential buyer and Brokerage Firm shall act as consensual disclosed dual agent of both SELLER and the buyer.

E. BROKERAGE FIRM COMPENSATION: In all cases, Brokerage Firm shall be entitled to the total compensation provided in this Agreement.

F. OTHER CONFIDENTIAL INFORMATION: SELLER acknowledges that Brokerage Firm may have acquired confidential information belonging to another person during another agency relationship or in a prior or pending transaction or business relationship. SELLER acknowledges and agrees that Brokerage Firm will preserve in confidence any such confidential information belonging to another person. SELLER acknowledges and agrees that the preservation of this confidential information shall not constitute a breach of any fiduciary duty owed by Brokerage Firm to SELLER.

15. REFERRAL: SELLER agrees to refer to Brokerage Firm all inquiries received concerning the Property during the period of this Agreement.

16. INDEMNIFICATION: SELLER shall indemnify and hold harmless Brokerage Firm and Brokerage Firm’s agents and cooperating brokers and agents from any and all liability for any reason as a result of injury to person(s) or damage or loss to Property arising out of showing of SELLER’s home pursuant to this listing. If the Property becomes vacant during this Listing, SELLER should notify SELLER’s casualty insurance company. Broker is not responsible for the security of the Property or for inspecting the Property on a periodic basis.

17. ADDITIONAL OFFERS: Once SELLER has an accepted offer; the Property will be placed in AB Status. Broker will/ will not (check one) be obligated to present subsequent offer(s) to SELLER. SELLER understands that SELLER should seek the advice of legal counsel prior to accepting any subsequent offers.

18. POSSESSION: Possession to be given to the BUYER TR days after close of the sale, subject to per diem occupancy charge, based on the agreed upon amount between SELLER and the BUYER. Possession is also subject to rights of present Tenants, if any.
SELLER is responsible for removal of all rubbish, personal items, trash/debris, and Property is broom swept/cleaned.

19. LEASING: When the Listing Agreement is for leasing Property, or the transaction between the BUYER and the SELLER involves a lease or rental Agreement, then the terms used in this Agreement will be automatically changed, as appropriate, so that the terms “sale” and “purchase” will mean “rent” or “lease” and the term “SELLER” will mean “LANDLORD” and the term “BUYER” will mean “Tenant.”

20. SELLER’S DISCLOSURE: SELLER agrees to provide the buyer a “SELLER’s Disclosure Statement” prior to accepting a Purchase Agreement from the buyer, unless the transaction is exempt under Michigan law. SELLER agrees to release, hold harmless and indemnify Brokerage Firm and its agents and subagents, from any liability, including but not limited to attorney’s fees and costs, arising as a result of SELLER’s failure to comply with SELLER’s disclosure obligations at law.

SELLER’S initials AIH / TH Date 05/26/2024



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21. AUTHORIZATION:

- A. SELLER authorizes the disclosure to BUYERS and their agents of the following reasons for selling:

- B. **Contact Information:** I understand that by providing my telephone number(s) and email address(s) below, I am consenting to receiving communications from any Member of the Greater Lansing Association of REALTORS® via telephone or email at the following number(s). Telephone Number(s): Phone Number: _____ E-mail address(s): _____

- C. **PROPERTY ADDRESS PUBLICATION**
Please choose one of the options.
 - I have advised my Listing Broker or Sales Agent that I do wish to have the listed Property displayed on the Internet without restrictions.
 - I have advised my Listing Broker or Sales Agent that I do not want the listed Property to be displayed on the Internet.
 - I have advised my Listing Broker or Sales Agent that I do not want the address of the listed Property to be displayed on the Internet.

I understand and acknowledge that if I have checked option 2, consumers who conduct searches for listings on the Internet will not see information about the listed Property in response to their searches.

- D. **SHOWING/SIGNS:** Brokerage Firm may photograph the Property and publish pictures, advertise the availability for the Property through any medium, place a "for sale" sign on the Property and remove other "for sale" signs and show the Property at reasonable hours. SELLER acknowledges that the use of certain advertising will result in the contents of the Property being made known to third parties and consents to such advertising. Brokerage Firm is not responsible for the security of the Property. SELLER releases and agrees to indemnify and hold harmless Brokerage Firm and its agents and cooperating agents, from any liability for loss or damage to Property by third parties, such obligation to include, but not be limited to reasonable attorneys' fees and costs.

- E. **LOCKBOX/KEYBOX: (or LOCKBOX ACCESS) Broker** **is** _____ **is not** (check one) authorized to use a Lockbox/Keybox on the Property **electronic** _____ **combination.**

- F. **SERVICE PROVIDERS:** Owner agrees to provide Brokerage Firm and Cooperating Brokers reasonable access to the Property, including all improvements on the Property, for the purpose of exhibiting the Property to prospective Buyers and for Service Providers to perform services in conjunction with a proposed sale of the Property. SELLER shall indemnify and hold harmless Brokerage Firm, Broker's Agents, Cooperating Brokers, and their Agents and Service Providers from any and all liability for any reason as a result of injury to person(s) or damage or loss to Property arising out of the SELLER's grant of access pursuant to this paragraph.
SELLER **will** _____ **will not allow** authorized service providers to enter the home and perform services.

- G. **ELECTRONIC COMMUNICATION:** As an alternative to physical delivery, the parties agree that this Agreement, any amendment or modification of this Agreement and/or any written notice or communication in connection with this Agreement may be delivered to the SELLER in care of the Listing REALTOR® and the BUYER in care of the Selling REALTOR® using electronic mail or facsimile using the contact information set forth above. Any such communication shall be deemed delivered at the time it is sent or transmitted. SELLER represents and warrants that an electronic email address has been provided to Listing REALTOR® from which SELLER may receive electronic mail. The SELLER agrees that electronic signatures and initials shall be deemed to be valid and binding upon as if the original signatures or initials were present in the documents in the handwriting of each party.

ANDREW J. HALLORAN

ANDYH686@YAHOO.COM

SELLER's Name

Authorized Email Address

TRACY HALLORAN

SELLER's Name

Authorized Email Address

22. **NONDISCRIMINATION:** IT IS AGREED BY THE BROKERAGE FIRM AND SELLER OR LESSOR, PARTIES TO THIS LISTING AGREEMENT, THAT AS REQUIRED BY LAW, DISCRIMINATION BECAUSE OF RACE, RELIGION, COLOR, NATIONAL ORIGIN, SEX, MARITAL STATUS, AGE, HEIGHT, WEIGHT, DISABILITY, SEXUAL ORIENTATION, OR FAMILIAL STATUS BY SAID PARTIES IN RESPECT TO THE SALE OR LEASE OF THE SUBJECT PROPERTY IS PROHIBITED.

SELLER'S initials AJH / TH Date 05/26/2024



GREATER LANSING ASSOCIATION OF REALTORS®
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- 23. **USE OF LISTING CONTENT; INTELLECTUAL PROPERTY LICENSE:** Unless SELLER delivers to Brokerage Firm a written certification, in a form acceptable to Brokerage Firm, that SELLER does not desire the Listing Content to be disseminated by a multiple listing service, SELLER acknowledges and agrees that all photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, remarks, narratives, pricing information, and other copyrightable elements relating to the Property provided by SELLER to Brokerage Firm or Brokerage Firm's agent (the "SELLER Listing Content"), or otherwise obtained or produced by Brokerage Firm or Brokerage Firm's agent in connection with this Agreement (the "Broker Listing Content"), and any changes to the SELLER Listing Content or the Brokerage Firm Listing Content, may be filed with one or more multiple listing services, included in compilations of listings, and otherwise distributed, publicly displayed and reproduced. SELLER hereby grants to Brokerage Firm a non-exclusive, irrevocable, worldwide, royalty free license to use, sublicense through multiple tiers, publish, display, and reproduce the SELLER Listing Content, to prepare derivative works of the SELLER Listing Content, and to distribute the SELLER Listing Content or any derivative works thereof. This non-exclusive license shall survive the termination of this Agreement for any reason whatever. SELLER represents and warrants to Brokerage Firm that the SELLER Listing Content, and the license granted to Brokerage Firm for the SELLER Listing Content, do not violate or infringe upon the rights, including any copyright rights, of any person or entity. SELLER acknowledges and agrees that as between SELLER and Brokerage Firm, all Broker Listing Content, including but not limited to descriptions and photos procured by the Brokerage Firm, is owned exclusively by Brokerage Firm, and SELLER has no right, title or interest in or to any Broker Listing Content.
- 24. **SELLER ACKNOWLEDGEMENTS:** SELLER acknowledges that SELLER has correctly represented the descriptive data about the Property and SELLER agrees that the members of the MLS may rely on the descriptive data as being accurate. To induce publication of the Property descriptive data, SELLER releases the GLAR and its MLS from any and all liability which may result from any errors of whatever nature occurring in the course of publishing the descriptive data in the MLS, on the Internet or elsewhere. SELLER ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.
- 25. **JOINT and SEVERAL:** All SELLERS executing this Listing Agreement are jointly and severally liable for the performance of these terms.
- 26. **TIME FOR CLAIMS:** SELLER agrees that any claim, action or suit against the Brokerage Firm or Broker's Agent arising out of this Agreement or any services rendered or not rendered by the Brokerage Firm or Broker's Agents, must be brought within the shorter of (a) the time provided by law or (b) six (6) months of the event giving rise to the claim, or be forever barred. SELLER waives any limitation period to the contrary.
- 27. **MEDIATION:** Brokerage Firm and SELLER agree that any dispute related to this Agreement, the sale, or the Closing of the Property will be submitted to Mediation. The Mediation shall be according to the NATIONAL ASSOCIATION OF REALTORS® (NAR) Rules and Procedures of the Homeseller's/Homebuyer's Dispute Resolution System. If the parties cannot reach a binding Agreement in Mediation, they have the right to use other legal remedies. SELLER acknowledges receipt of the Mediation brochure briefly describing the Mediation System.
- 28. **CANCELATION:** This Agreement can be TERMINATED or REVOKED only by mutual consent in writing.
- 29. **CITIZENSHIP:** SELLER is a United States citizen. Yes No
- 30. **OTHER PROVISIONS:**
LICENSED BUYERS AGENT MUST BE PRESENT FOR ALL SHOWINGS AND DURING ENTIRE INSPECTIONS. COMING SOON ADDENDUM TO BE PART OF THIS LISTING CONTRACT. OCCUPANCY MAY BE SUBJECT TO TENANTS RIGHTS. TENANT IS MONTH TO MONTH AND A 30 DAY NOTICE HAS BEEN GIVEN.

I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THIS LISTING AGREEMENT.

Accepted by Deborah F. Cooper ANDREW J. HALLORAN
 05/25/24 REALTOR DEBORAH F. COOPER SELLER ANDREW J. HALLORAN
 By TERENCE M. FREWEN TRACY HALLORAN
 DESIGNATED REALTOR SELLER TRACY HALLORAN

DISCLAIMER: This form is provided by the Greater Lansing Association of REALTORS® solely for the use by its Members. Those who use this form are expected to review both the form and the details of the particular transaction to ensure that each section of the form is appropriate for the transaction. The Greater Lansing Association of REALTORS® is not responsible for the use or misuse of the form, for misrepresentation, or warranties made in connection with the form.

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SELLER'S initials AJH / TH Date 05/26/2024

General Information

<u>Listing Member</u> DEBORAH F. COOPER	Co-listing Member COOPEDEB110 Deborah Cooper
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Address Information

<u>Street #</u> 431	Street Direction*	<u>Street Name</u> SMITH STREET	<u>Parcel #</u> 34-300-180-000-050-00	Suffix*	Unit #
<u>City*</u> PORTLAND	<u>State*</u> MI	<u>Zip Code*</u> 48875	Zip +4	<u>County*</u> Ionia	

Contract Info

<u>Listing Date</u> 05/25/2024	Start Showing Date 06/01/2024	<u>Expiration Date</u> 12/01/2024	<u>List Price</u> 169,900.00
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Location & Legal Info

Entry Location	<u>School District*</u> PORTLAND	<u>Key</u> SENTRI	<u>Township/Tax Authority*</u> CITY OF PORTLAND
Section #	Association Name N/A	Association Fee 0.00	Association Fee Frequency*
Senior Community* No	<u>Owner Name</u> ANDREW J. HALLORAN	Owner Phone	<u>Occupancy</u> TR

Subdivision*

Legal
CITY OF PORTLAND THE NLY 21 FEET OF LOT 35 AND ALL OF LOT 34 EXC. NLY 2 FT. A. & J. NEWMAN ADD. TO THE CITY OF PORTLAND T6N R5W.

Directions

General Property Info

<u>Property Sub-Type*</u> Single Family Residence	Home Warranty* No	<u>Reserved Items*</u> No	<u>Year Built</u> 1946
<u>Above Grade Finished Area</u> 1095	<u>SqFt - Basement</u> 0	<u>Level 3 Finished Area</u> 0	<u>Level 2 Finished Area</u> 0
<u>Level 1 Finished Area</u> 1095	<u>Below Grade Finished Area</u> 0	<u>Living Area Source*</u> Assessor	Entry Level 1
<u>Rooms Total</u> 7	<u>Bedrooms Total</u> 3	<u>Lot Size Dimensions</u> 69 X 170	<u>Lot Acres</u> 0.269
ECO Friendly Features* No	Frontage Length 69	Elementary School*	Elementary School District*
Wooded Area	Access Code	Builder Name	Cross Street
Pool Private* No	Spa* No	Waterfront* No	Water Body Name N/A
Front Door* West			

Tax Info

<u>State Eq Value</u> 71,200	<u>Eq Year</u> 2024	<u>Taxable Value</u> 71,200.00	<u>Taxable Value Year</u> 2024
<u>Taxes</u> 2,758.00	<u>Tax Year</u> 2023	Additional Parcels 0	<u>Zoning*</u> Residential

Additional Parcels Description

Compensation Info

<u>Sub Agency Fee</u> 3.00	<u>Sub Agency Fee Type*</u> %	Variable Rate* No	<u>Buyer Agency Fee</u> 3.00
<u>Buyer Agency Fee Type*</u> %	Trans Coord Fee 3.00	Trans Coord Fee Type* %	Other Fee 0.00

Other Fee Type*



Remarks & Misc

Photo Instructions*
Office Submit

Agent to Agent Remarks
LICENSED BUYERS AGENT MUST BE PRESENT FOR ALL SHOWINGS AND DURING ENTIRE INSPECTIONS. COMING SOON
6/1/2024.

Public Remarks

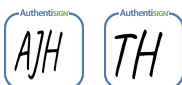
Disclaimer

Marketing Remarks

Marketing Remarks

Office Remarks

Seller Opt Out: Seller Directs Listing to be Excluded from Internet Seller Directs Address to be Excluded from Internet Seller Directs Listing to Not Be Used in AVMs on Internet
 Seller Directs Listing to Not Allow Comments on Internet
Publish this listing to: Realtor.COM Trulia



Required Field Field with a list*

Baths

- #Full Baths 3: 0
- #Full Baths 2: 0
- #Full Baths 1: 1
- #Full Baths B: 0
- #Half Baths 3: 0
- #Half Baths 2: 0
- #Half Baths 1: 0
- #Half Baths B: 0

Special Listing Cond

- Auction
- Conservatorship
- In Foreclosure
- Third Party Approved
- Probate Listing
- Short Sale
- Bankruptcy Property
- HUD Owned
- Notice Of Default
- Trust
- Real Estate Owned
- Vacation Home

Property Conditions

- New Construction
- Updated/Remodeled
- Completion Date:
- Proposed Build

Property Use

- Investment
- Primary
- Retirement
- Other
- Rental
- Vacation

Appliances: 1 to 72 req'd

- Bar Fridge
- Built-In Electric Range
- Built-In Gas Oven
- Built-In Range
- Convection Oven
- Dishwasher
- Double Oven
- Dryer
- Electric Oven
- Electric Water Heater
- ENERGY STAR Qualified Dishwasher
- ENERGY STAR Qualified Freezer
- ENERGY STAR Qualified Washer
- Free-Standing Electric Oven
- Free-Standing Freezer
- Free-Standing Gas Range
- Free-Standing Refrigerator
- Gas Cooktop
- Gas Range
- Humidifier
- Indoor Grill
- Instant Hot Water
- Oven
- Portable Dishwasher
- Range
- Refrigerator
- Solar Hot Water
- Tankless Water Heater
- Vented Exhaust Fan
- Washer
- Washer/Dryer Stacked
- Water Purifier
- Water Purifier Rented
- Water Softener Owned
- Wine Cooler
- None
- Built-In Electric Oven
- Built-In Freezer
- Built-In Gas Range
- Built-In Refrigerator
- Cooktop
- Disposal
- Down Draft
- Electric Cooktop
- Electric Range
- ENERGY STAR Qualified Appliances
- ENERGY STAR Qualified Dryer
- ENERGY STAR Qualified Refrigerator
- ENERGY STAR Qualified Water Heater
- Free-Standing Electric Range
- Free-Standing Gas Oven
- Free-Standing Range
- Freezer
- Gas Oven
- Gas Water Heater
- Ice Maker
- Induction Cooktop
- Microwave
- Plumbed For Ice Maker
- Propane Cooktop
- Range Hood
- Self Cleaning Oven
- Stainless Steel Appliance(s)
- Trash Compactor
- Warming Drawer
- Washer/Dryer
- Water Heater
- Water Purifier Owned
- Water Softener
- Water Softener Rented
- Wine Refrigerator
- Other

Laundry Features: 1 to 6 req'd

- Common Area
- Gas Dryer Hookup
- In Bathroom
- In Garage
- In Kitchen
- Inside
- Laundry Closet
- Lower Level
- Multiple Locations
- Sink
- Washer Hookup
- Other
- Electric Dryer Hookup
- In Basement
- In Carport
- In Hall
- In Unit
- Laundry Chute
- Laundry Room
- Main Level
- Outside
- Upper Level
- None
- See Remarks

Lot Features

- Agricultural
- Bluff
- Cleared
- Cul-De-Sac
- Few Trees
- Front Yard
- Gentle Sloping
- Landscaped
- Many Trees
- Native Plants
- Near Public Transit
- Open Lot
- Private
- Rolling Slope
- Sloped
- Sloped Up
- Sprinklers In Front
- Steep Slope
- Views
- Waterfront
- Wooded
- Corner Lot
- See Remarks
- Back Yard
- City Lot
- Corners Marked
- Farm
- Flag Lot
- Garden
- Interior Lot
- Level
- Meadow
- Near Golf Course
- On Golf Course
- Pie Shaped Lot
- Rectangular Lot
- Secluded
- Sloped Down
- Split Possible
- Sprinklers In Rear
- Subdivided
- Waterfall
- Wetlands
- Zero Lot Line
- Other

Other Equipment

- Air Purifier
- Compressor
- Dehumidifier
- Fuel Tank(s)
- Home Theater
- Irrigation Equipment
- Livestock Equipment
- Orchard Equipment
- Rotary Antenna
- TV Antenna
- None
- Call Listing Agent
- DC Well Pump
- Farm Equipment
- Generator
- Intercom
- List Available
- Negotiable
- Other
- Satellite Dish
- Varies by Unit

Exterior Features

- Awning(s)
- Barbecue
- Boat Slip
- Courtyard
- Dock
- Electric Grill
- Garden
- Gray Water System
- Lighting
- Outdoor Grill
- Outdoor Shower
- Playground
- Private Yard
- Rain Gutters
- Tennis Court(s)
- None
- Balcony
- Basketball Court
- Built-in Barbecue
- Covered Courtyard
- Dog Run
- Fire Pit
- Gas Grill
- Kennel
- Mistng System
- Outdoor Kitchen
- Permeable Paving
- Private Entrance
- Rain Barrel/Cistern(s)
- Storage
- Uncovered Courtyard
- Other



Flooring

- Adobe
- Brick
- Ceramic Tile
- Combination
- Cork
- Dirt
- FSC or SFI Certified Source Hardwood
- Hardwood
- Linoleum
- Painted/Stained
- Reclaimed Wood
- Slate
- Stamped
- Sustainable
- Tile
- Vinyl
- None
- See Remarks
- Bamboo
- Carpet
- Clay
- Concrete
- CRI Green Label Plus Certified Carpet
- FloorScore(r) Certified Flooring
- Granite
- Laminate
- Marble
- Parquet
- Simulated Wood
- Softwood
- Stone
- Terrazzo
- Varies
- Wood
- Other

Basement: 1 to 7 req'd

- Apartment
- Bilco Door
- Concrete
- Daylight
- Egress Windows
- Finished
- Full
- Michigan
- Partially Finished
- Walk-Out Access
- None
- Bath/Stubbed
- Block
- Crawl Space
- Dirt Floor
- Exterior Entry
- French Drain
- Interior Entry
- Partial
- Sump Pump
- Walk-Up Access
- Other

Foundation Details

- Block
- Combination
- Permanent
- Raised
- Stone
- Other
- Brick/Mortar
- Concrete Perimeter
- Pillar/Post/Pier
- Slab
- None
- See Remarks

Exterior: 1 to 14 req'd

- Aluminum Siding
- Block
- Cement Siding
- Earth Sheltered
- Hardboard
- Rough Sawn
- Steel Siding
- Stucco
- Wood Siding
- Asbestos
- Brick
- Concrete
- Fiber Cement
- Log
- Shingle Siding
- Stone
- Vinyl Siding

Parking Features: 1 to 63 req'd

- Additional Parking
- Asphalt
- Attached
- Basement
- Circular Driveway
- Community Structure
- Converted Garage
- Deck
- Detached
- Direct Access
- Driveway
- Electric Vehicle Charging Station(s)
- Finished
- Garage
- Garage Faces Front
- Garage Faces Side
- Guest
- Insect Entrance
- Leased
- Off Site
- On Site
- Open
- Overhead Storage
- Parking Lot
- Paved
- Permit Required
- Secured
- Side By Side
- Tandem
- Underground
- Valet
- Water
- Other
- Garage Spaces:
- Carport Spaces:
- Alley Access
- Assigned
- Attached Carport
- Carport
- Common
- Concrete
- Covered
- Deeded
- Detached Carport
- Drive Through
- Electric Gate
- Enclosed
- Floor Drain
- Garage Door Opener
- Garage Faces Rear
- Gravel
- Heated Garage
- Kitchen Level
- No Garage
- Off Street
- On Street
- Outside
- Oversized
- Parking Pad
- Paver Block
- Private
- Shared Driveway
- Storage
- Unassigned
- Unimproved
- Varies by Unit
- None
- See Remarks

Fencing

- Back Yard
- Block
- Chain Link
- Electric
- Front Yard
- Gate
- Masonry
- Partial Cross
- Pipe
- Security
- Split Rail
- Vinyl
- Wood
- None
- See Remarks
- Barbed Wire
- Brick
- Cross Fenced
- Fenced
- Full
- Invisible
- Partial
- Perimeter
- Privacy
- Slump Stone
- Stone
- Wire
- Wrought Iron
- Other

Interior Features

- Bar
- Bidet
- Breakfast Bar
- Cathedral Ceiling(s)
- Ceiling Fan(s)
- Chandelier
- Crown Molding
- Double Vanity
- Eat-in Kitchen
- Entrance Foyer
- High Ceilings
- In-Law Floorplan
- Laminate Counters
- Natural Woodwork
- Pantry
- Recessed Lighting
- Smart Home
- Soaking Tub
- Sound System
- Storage
- Track Lighting
- Vaulted Ceiling(s)
- WaterSense Fixture(s)
- Wired for Data
- Other
- Beamed Ceilings
- Bookcases
- Built-in Features
- Cedar Closet(s)
- Central Vacuum
- Coffered Ceiling(s)
- Double Closet
- Dry Bar
- Elevator
- Granite Counters
- High Speed Internet
- Kitchen Island
- Low Flow Plumbing Fixtures
- Open Floorplan
- Primary Downstairs
- Sauna
- Smart Thermostat
- Solar Tube(s)
- Stone Counters
- Tile Counters
- Tray Ceiling(s)
- Walk-In Closet(s)
- Wet Bar
- Wired for Sound
- See Remarks

Fireplace Features

- Basement
- Bedroom
- Circulating
- Den
- Double Sided
- EPA Certified Wood Stove
- Factory Built
- Fire Pit
- Gas
- Gas Starter
- Great Room
- Insert
- Library
- Masonry
- Outside
- Primary Bedroom
- Raised Hearth
- Sealed Combustion
- Stone
- Wood Burning
- Zero Clearance
- Other
- Fireplace Total:
- Bath
- Blower Fan
- Decorative
- Dining Room
- Electric
- EPA Qualified Fireplace
- Family Room
- Free Standing
- Gas Log
- Glass Doors
- Heatilator
- Kitchen
- Living Room
- Metal
- Pellet Stove
- Propane
- Recreation Room
- See Through
- Ventless
- Wood Burning Stove
- None
- See Remarks



Electric

- 100 Amp Service
- 150 Amp Service
- 200+ Amp Service
- 220 Volts
- 220 Volts For Spa
- 220 Volts in Garage
- 220 Volts in Kitchen
- 220 Volts in Laundry
- 220 Volts in Workshop
- 440 Volts
- Circuit Breakers
- Energy Storage Device
- Fuses
- Generator
- Net Meter
- Photovoltaics Seller Owned
- Photovoltaics Third-Party Owned
- Pre-Wired for Renewables
- Ready for Renewables
- Undergound
- Wind Turbine Seller Owned
- Wind Turbine Third-Party Owned

Pool Features

- Above Ground
- Association
- Black Bottom
- Cabana
- Community
- Diving Board
- Electric Heat
- ENERGY STAR Qualified pool pump
- Fenced
- Fiberglass
- Filtered
- Gas Heat
- Gunitite
- Heated
- In Ground
- Indoor
- Infinity
- Lap
- Liner
- Outdoor Pool
- Pool Cover
- Pool Sweep
- Pool/Spa Combo
- Private
- Salt Water
- Screen Enclosure
- Solar Cover
- Solar Heat
- Sport
- Tile
- Vinyl
- Waterfall
- None
- Other
- See Remarks

Spa Features

- Above Ground
- Bath
- Community
- Fiberglass
- Gunitite
- Heated
- In Ground
- Private
- None
- See Remarks

Water Source: 1 req'd

- Cistern
- Private
- Public
- Shared Well
- Spring
- Unimproved
- Well
- None
- Other
- See Remarks

Sewer: 1 req'd

- Aerobic Septic
- Cesspool
- Engineered Septic
- Holding Tank
- Mound Septic
- Perc Test on File
- Perc Test Required
- Private Sewer
- Public Sewer
- Septic Needed
- Septic Tank
- Shared Septic
- Unimproved
- None
- Other
- Unknown

Utilities

- Cable Available
- Cable Connected
- Cable Not Available
- Electricity Available
- Electricity Connected
- Electricity Not Available
- High Speed Internet Available
- High Speed Internet Connected
- High Speed Internet Not Available
- Natural Gas Available
- Natural Gas Connected
- Natural Gas Not Available
- Phone Available
- Phone Connected
- Phone Not Available
- Propane
- Sewer Available
- Sewer Connected
- Sewer Not Available
- Underground Utilities
- Water Available
- Water Connected
- Water Not Available
- None
- Other
- See Remarks

Patio & Porch Features

- Awning(s)
- Covered
- Deck
- Front Porch
- Glass Enclosed
- Patio
- Porch
- Rear Porch
- Screened
- Wrap Around
- None
- Other

Heating: 1 to 7 req'd

- Active Solar
- Baseboard
- Ceiling
- Central
- Coal
- Coal Stove
- Ductless
- Electric
- ENERGY STAR Qualified Equipment
- ENERGY STAR/ACCA RSI Qualified Installation
- Exhaust Fan
- Fireplace Insert
- Fireplace(s)
- Floor Furnace
- Forced Air
- Geothermal
- Gravity
- Heat Pump
- Hot Water
- Humidity Control
- Kerosene
- Natural Gas
- Oil
- Passive Solar
- Pellet Stove
- Propane
- Radiant
- Radiant Ceiling
- Radiant Floor
- Separate Meters
- Solar
- Space Heater
- Steam
- Varies by Unit
- Wall Furnace
- Wood
- Wood Stove
- Zoned
- None
- Other
- See Remarks

Cooling: 1 to 7 req'd

- Attic Fan
- Central Air
- Dual
- Ductless
- Electric
- ENERGY STAR Qualified Equipment
- Evaporative Cooling
- Exhaust Fan
- Gas
- Geothermal
- Heat Pump
- Humidity Control
- Multi Units
- Roof Turbine(s)
- Separate Meters
- Varies by Unit
- Wall Unit(s)
- Wall/Window Unit(s)
- Whole House Fan
- Window Unit(s)
- Zoned
- None
- Other

Road Frontage Type

- Alley
- City Street
- County Road
- Easement
- Freeway
- Highway
- Interstate
- Private Road
- State Road
- Unimproved
- None
- Other
- See Remarks

Window Features

- Aluminum Frames
- Bay Window(s)
- Blinds
- Display Window(s)
- Double Pane Windows
- Drapes
- ENERGY STAR Qualified Windows
- Garden Window(s)
- Insulated Windows
- Low Emissivity Windows
- Plantation Shutters
- Screens
- Shutters
- Skylight(s)
- Solar Screens
- Storm Window(s)
- Tinted Windows
- Triple Pane Windows
- Window Coverings
- Window Treatments
- Wood Frames

Roof

- Aluminum
- Copper
- Flat
- Metal
- Shingle
- Slate
- Steel
- Tile
- Wood
- Other
- See Remarks

Road Surface Type

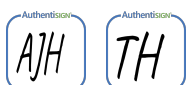
- Alley Paved
- Asphalt
- Chip And Seal
- Concrete
- Dirt
- Gravel
- Paved
- Unimproved
- None
- Other
- See Remarks

Improvements

- 4 Season Room
- Balcony
- Barrier Free
- Breezeway
- Formal Dining Room
- Great Room
- Hot Tub
- Lower Level Kitchen
- Three Seasons Room
- Whirlpool Bathtub

Security Features

- 24 Hour Security
- Building Security
- Carbon Monoxide Detector(s)
- Closed Circuit Camera(s)
- Fire Alarm
- Fire Escape
- Fire Sprinkler System
- Firewall(s)
- Gated with Guard
- Key Card Entry
- Panic Alarm
- Prewired
- Secured Garage/Parking
- Security Fence
- Security Gate
- Security Guard
- Security Lights
- Security Service
- Security System
- Security System Leased
- Security System Owned
- Smoke Detector(s)
- Varies By Unit
- Window Bars
- Window Bars with Quick Release
- Other
- See Remarks



Land & Acreage: 1 to 6 req'd

- Up to 1/4 Acre
- 1/2+ thru 1 Acre
- 2+ thru 5 Acres
- 10+ thru 20 Acres
- Over 50 Acres
- None
- 1/4+ thru 1/2 Acre
- 1+ thru 2 Acres
- 5+ thru 10 Acres
- 20+ thru 50 Acres
- Wooded

View

- Beach
- City
- Downtown
- Golf Course
- Lake
- Neighborhood
- Panoramic
- Pasture
- Pool
- River
- Skyline
- Valley
- None
- See Remarks
- Bridge(s)
- Creek/Stream
- Forest
- Hills
- Marina
- Orchard
- Park/Greenbelt
- Pond
- Ridge
- Rural
- Trees/Woods
- Water
- Other

Waterfront Features

- Beach Access
- Creek
- Lake Front
- Navigable Water
- River Access
- Seawall
- Waterfront
- Beach Front
- Lake
- Lake Privileges
- Pond
- Riverfront
- Stream

Frontage Type

- Bay/Harbor
- Lagoon/Estuary
- River
- Other
- Golf Course
- Lakefront
- Waterfront
- See Remarks

Association Amenities

- Barbecue
- Beach Access
- Boat Dock
- Clubhouse
- Dog Park
- Electricity
- Exercise Course
- Game Court Exterior
- Game Room
- Gated
- Indoor Pool
- Jogging Path
- Laundry
- Maintenance Grounds
- Management
- Parking
- Picnic Area
- Pond Seasonal
- Pool
- Racquetball
- Recreation Room
- Sauna
- Service Elevator(s)
- Snow Removal
- Sport Court
- Stream Seasonal
- Taxes
- Trash
- Workshop Area
- Other
- Basketball Court
- Beach Rights
- Cable TV
- Coin Laundry
- Dry Dock
- Elevator(s)
- Fitness Center
- Game Court Interior
- Gas
- Golf Course
- Insurance
- Landscaping
- Maintenance
- Maintenance Structure
- Meeting Room
- Party Room
- Playground
- Pond Year Round
- Powered Boats Allowed
- Recreation Facilities
- Roof Deck
- Security
- Ski Accessible
- Spa/Hot Tub
- Storage
- Stream Year Round
- Tennis Court(s)
- Water
- None

Community Features

- Clubhouse
- Fishing
- Gated
- Lake
- Playground
- Racquetball
- Street Lights
- None
- Curbs
- Fitness Center
- Golf
- Park
- Pool
- Sidewalks
- Tennis Court(s)

Fee Includes

- Exterior Maintenance
- Heat
- Liability Insurance
- Snow Removal
- Water
- Fire Insurance
- Lawn Care
- Sewer
- Trash

Accessibility Features

- Accessible Approach with Ramp
- Accessible Central Living Area
- Accessible Doors
- Accessible Elevator Installed
- Accessible for Hearing-Impairment
- Accessible Hallway(s)
- Accessible Stairway
- Adaptable Bathroom Walls
- Ceiling Track
- Customized Wheelchair Accessible
- Enhanced Accessible
- Grip-Accessible Features
- Safe Emergency Egress from Home
- Stair Lift
- Therapeutic Whirlpool
- Visitor Bathroom
- Accessible Bedroom
- Accessible Closets
- Accessible Electrical and Environmental Controls
- Accessible Entrance
- Accessible Full Bath
- Accessible Kitchen Appliances
- Accessible Washer/Dryer
- Adaptable For Elevator
- Central Living Area
- Electronic Environmental Controls
- Exterior Wheelchair Lift
- Reinforced Floors
- Smart Technology
- Standby Generator
- Visitable
- Walker-Accessible Stairs

Green Building Verification

- Body:
- Metric:
- Rating:
- Source:
- Status:
- Type:
- URL:
- Version:
- Year:

Green Energy Efficient

- Appliances
- Doors
- HVAC
- Insulation
- Roof
- Water Heater
- Construction
- Exposure/Shade
- Incentives
- Lighting
- Thermostat
- Windows

Green Energy Generation

- Solar
- Wind

Green Indoor Air Quality

- Containment Control
- Moisture Control
- Integrated Pest Management
- Ventilation

Other Structures

- Arena
- Corral(s)
- Garage(s)
- Grain Storage
- Guest House
- Outdoor Kitchen
- Pole Barn
- Poultry Coop
- Second Residence
- Stable(s)
- Tennis Court(s)
- None
- See Remarks
- Barn(s)
- Covered Arena
- Gazebo
- Greenhouse
- Kennel/Dog Run
- Pergola
- Pool House
- Residence
- Shed(s)
- Storage
- Workshop
- Other



Authentisign
ANDREW J. HALLORAN

Seller ANDREW J. HALLORAN

05/25/24

Date

Authentisign
TRACY HALLORAN

Seller TRACY HALLORAN

05/26/24

Date

Authentisign
Deborah F. Cooper

Listing Agent DEBORAH F. COOPER

05/25/24

Date

Authentisign
Terence M. Frewen

Listing Broker TERENCE M. FREWEN

05/25/24

Date



Disclosure Regarding Real Estate Agency Relationships

Before you disclose confidential information to a real estate licensee regarding a real estate transaction, you should understand what type of agency relationship you have with that licensee. A real estate transaction is a transaction involving the sale or lease of any legal or equitable interest in real estate consisting of not less than 1 or not more than 4 residential dwelling units or consisting of a building site for a residential unit on either a lot as defined in section 102 of the land division act, 1967 PA 288, MCL 560.102, or a condominium unit as defined in section 4 of the condominium act, 1978 PA 59, MCL 559.104.

- (1) An agent providing services under any service provision agreement owes, at a minimum, the following *duties* to the client:
- (a) The exercise of reasonable care and skill in representing the client and carrying out the responsibilities of the agency relationship.
 - (b) The performance of the terms of the service provision agreement.
 - (c) Loyalty to the interest of the client.
 - (d) Compliance with the laws, rules, and regulations of this state and any applicable federal statutes or regulations.
 - (e) Referral of the client to other licensed professionals for expert advice related to material matters that are not within the expertise of the licensed agent. **A real estate licensee does not act as an attorney, tax advisor, surveyor, appraiser, environmental expert, or structural or mechanical engineer and you should contact professionals on these matters.**
 - (f) An accounting in a timely manner of all money and property received by the agent in which the client has or may have an interest.
 - (g) Confidentiality of all information obtained within the course of the agency relationship, unless disclosed with the client's permission or as provided by law, including the duty not to disclose confidential information to any licensee who is not an agent of the client.

(2) A real estate broker or real estate salesperson acting pursuant to a service provision agreement shall provide the following *services* to his or her client:

- (a) When the real estate broker or real estate salesperson is representing a seller or lessor, the marketing of the client's property in the manner agreed upon in the service provision agreement.
- (b) Acceptance of delivery and presentation of offers and counteroffers to buy, sell, or lease the client's property or the property the client seeks to purchase or lease.
- (c) Assistance in developing, communicating, negotiating, and presenting offers, counteroffers, and related documents or notices until a purchase or lease agreement is executed by all parties and all contingencies are satisfied or waived.
- (d) After execution of a purchase agreement by all parties, assistance as necessary to complete the transaction under the terms specified in the purchase agreement.
- (e) For a broker or associate broker who is involved at the closing of a real estate or business opportunity transaction, furnishing, or causing to be furnished, to the buyer and seller, a complete and detailed closing statement signed by the broker or associate broker showing each party all receipts and disbursements affecting that party.

Michigan law requires real estate licensees who are acting as agents of sellers or buyers of real property to advise the potential sellers or buyers with whom they work of the nature of their agency relationship.

SELLER'S AGENTS

A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent of the seller is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and their subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller.



Individual services may be waived by the seller through execution of a limited service agreement. Only those services set forth in paragraph (2)(b), (c), and (d) above may be waived by the execution of a limited service agreement.

BUYER'S AGENTS

A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. A subagent of the buyer is one who has agreed to work with the buyer's agent with who, like the buyer's agent, acts solely on behalf of the buyer. Buyer's agents and their subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer.

Individual services may be waived by the buyer through execution of a limited service agreement. Only those services set forth in paragraph (2)(b), (c), and (d) above may be waived by the execution of a limited service agreement.

DUAL AGENTS

A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer.

In such a dual agency situation, the licensee will not be able to disclose all known information to either the seller or the buyer. As a dual agent, the licensee will not be able to provide the full range of fiduciary duties to the seller or the buyer.

The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller and the buyer.

TRANSACTION COORDINATOR

A transaction coordinator is a licensee who is not acting as an agent of either the seller or the buyer, yet is providing services to complete a real estate transaction. The transaction coordinator is not an agent for either party and therefore owes no fiduciary duty to either party.

DESIGNATED AGENCY

A buyer or seller with a designated agency agreement is represented only by agents specifically named in the agreement. Any agents of the firm not named in the agreement do not represent the buyer or seller. The named "designated" agent acts solely on behalf of his or her client and may only share confidential information about the client with the agent's supervisory broker who is also named in the agreement. Other agents in the firm have no duties to the buyer or seller and may act solely on behalf of another party in the transaction.

LICENSEE DISCLOSURE (Check one)

I hereby disclose that the agency status of the licensee named below is:

- Seller's agent
- Seller's agent – limited service agreement
- Buyer's agent
- Buyer's agent – limited service agreement
- Dual agent
- Transaction coordinator (A licensee who is not acting as an agent of either the seller or the buyer.)
- None of the above

AFFILIATED LICENSEE DISCLOSURE (Check one)

- Check here if acting as a designated agent. Only the licensee's broker and a named supervisor broker have the same agency relationship as the licensee named below. If the other party in a transaction is represented by an affiliated licensee, then the licensee's broker and all named supervisory brokers shall be considered disclosed consensual dual agents.
- Check here if not acting as a designated agent. All affiliated licensees have the same agency relationship as the licensee named below.



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 the form, for misrepresentation, or for warranties made in connection with the form.

Further, this form was provided to the buyer or seller before disclosure of any confidential information.

Deborah F. Cooper
Licensee **DEBORAH F. COOPER**

05/25/24
Date

Licensee

Date

ACKNOWLEDGMENT

By signing below, the parties acknowledge that they have received and read the information in this agency disclosure statement and acknowledge that this form was provided to them before the disclosure of any confidential information. **THIS IS NOT A CONTRACT.**

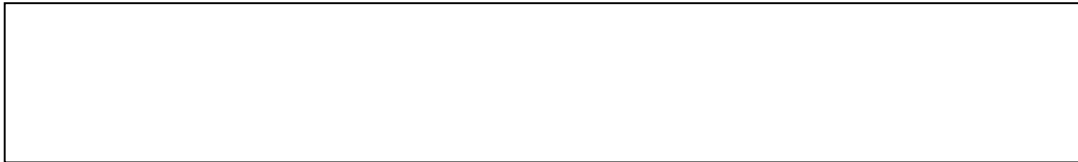
The undersigned _____ DOES DOES NOT have an agency relationship with any other real estate licensee. If an agency relationship exists, the undersigned is represented as _____ SELLER _____ BUYER.

ANDREW J. HALLORAN
Potential Buyer Seller (check one) **ANDREW J. HALLORAN**

05/25/24
Date

TRACY HALLORAN
Potential Buyer Seller (check one) **TRACY HALLORAN**

05/26/24
Date





4039 Legacy Parkway, Lansing, MI 48911 ■ 517-323-4090 ■ Fax 517-323-0586

A FAST, EASY, AND INEXPENSIVE ALTERNATIVE TO LITIGATION
DISPUTE RESOLUTION SYSTEM – DRS Mediation
Homebuyers/ Homesellers Dispute Communication Process

INTRODUCTION

Although a majority of real estate transactions close without incident, there is a possibility that a problem or dispute may occur. When a dispute does arise, it is usually successfully resolved through the normal channels of communication and negotiation. Occasionally, a dispute arises which cannot be resolved through negotiation. In the past, when negotiations failed, parties took their case to Court. This can be an expensive and traumatic experience. Today, they are taking their disputes to Mediation.

WHAT IS MEDIATION?

Mediation is a process of negotiation, where the disputing parties attempt to resolve their disagreements with the help of a neutral, trained third party – the Mediator. The Mediator does not offer opinions, pass judgment, or render legally binding decisions. The Mediator’s only function is to help all parties identify their differences and reach an agreement on how to resolve them.

When the disputing parties have reached and agreed upon a mutually acceptable solution, they sign a written agreement, which outlines the terms of the settlement. Once the agreement is signed, parties are legally bound to abide by its terms. If the parties cannot reach a mutually agreeable settlement, they are free to arbitrate or litigate their dispute in Court as if the Mediation never took place.

In addition to being easier, faster, and less expensive than litigation, Mediation is nonadversarial. Decisions rendered by an Arbitrator or Judge usually involve a winning party and a losing party. In Mediation, there are no losing parties because the parties have been part of the process and together have agreed on the terms of the settlement.

The Buyer/Seller has one (1) year from the day the Closing Agreement was signed to bring a dispute to Mediation. If the property never closed then the one (1) year timeframe would start from the day the Purchase Agreement was signed by all parties.

ACCESS TO SERVICE

Our DRS Mediation process can be used by any party within a real estate transaction in which the service of a REALTOR® member with the Greater Lansing Association of REALTORS® has been obtained – Sellers and Buyers. With the exception of controversies that are subject to hearings under the REALTOR® Professional Standards procedures, almost any type of dispute that arises from the transaction can be mediated under the Dispute Resolution System (Mediation). As an added benefit to GLAR clients (Buyers and Sellers), a **\$100** application fee will be charge if any part to the Mediation uses a nonmember of the Greater Lansing Association of REALTORS®. This fee is in addition to the Mediator fee.



DRS MEDIATION: HOMESSELLERS/HOMEBUYERS

■ Initiating Mediation

A Client of a member of the Greater Lansing Association of REALTORS®, will complete the Mediation Availability form and the 'Request for Mediation' form and send it along with a fully executive Purchase Agreement or GLAR Closing Agreement to the Greater Lansing Association of REALTORS® via fax 517-323-0586, via email (disputeresolution@glaronline.com), or via mail (4039 Legacy Parkway, Lansing, MI 48911).

A Mediator will be selected in common between the Complainant and the Respondent. After the Mediator is chosen, the Mediator will contact the Complainant/Respondent directly to set up a date/time for the Mediation that works best for both parties.

■ Written Agreement to Mediate

Parties who decide to submit potential disputes to Mediation will sign a Listing Contract, Purchase Agreement or Closing Agreement. All of these documents contain a Mediation clause. The clause states, in part, that parties agree to submit any dispute or claim that arises from the transaction to Mediation under the Dispute Resolution System. Once the contract or addendum is signed by parties, parties must submit their disputes to Mediation. The Greater Lansing Association of REALTORS® Office facilitates all Mediations under this service.

■ Fees

Fees for the DRS Mediation services will be split equally between the parties to the Mediation. Mediation fees are at a rate of **\$200 per hour/per party**, to be prorated on the basis of \$50 per quarter hour/per party.

■ Mediation Officers

DRS Mediators are experienced, qualified and trained Mediators who have agreed to participate in the program. Mediators are assigned by the dispute resolution facilitator by who is available. You do not get to choose your mediator.

All of our Mediators are Attorney's and professionals in other areas such as law, social work, counseling, education, or psychology. In their role as Mediator, however, professionals cannot give legal advice or any other professional advice. They act only as a Mediator, neutral party.

■ Role of Attorney

Although parties to the Mediation have the right to be represented by Legal Counsel, Attorneys are not a party to the Mediation and do not participate in the Mediation Conference. Attorneys may attend a Mediation solely to advise and counsel their clients. The client still has to be present and participate within the mediation itself. The Mediator should be notified ahead of time if the Buyer or Seller plans to bring their Attorney or any other party that is not on the contract to the Mediation Conference.

FACTS ABOUT MEDIATION

Mediation is **FASTER** than litigation. A lawsuit can take anywhere from several months to years to be decided. As a rule, Mediation takes about 30-90 days from the time the 'Request to Mediate' form is signed by both parties. Also, Mediation is **LESS EXPENSIVE** than litigation.

Mediation is nonadversarial. Arbitration and litigation focus on disagreements between the parties and result in a win-lose decisions imposed by one person – the Arbitrator or the Judge. Mediation, on the



other hand, focuses on agreement between the parties and results in a win-win settlement reached and agreed upon by the parties themselves. If parties cannot reach a mutually acceptable settlement during the Mediation Conference, they are free to litigate their dispute as if Mediation never took place.

KEY FEATURES

Neutral/Impartial Mediator

- ✓ Understand issues quickly because typically, the facilitator is familiar with real estate practices and customs.
- ✓ Mediates only matters in which he/she remains neutral and impartial.
- ✓ Discloses conflicts of interest (parties may agree to continue following disclosure or terminate session).
- ✓ Facilitates and assists with negotiations – controls the process, not the substance.

Voluntary/Private Process

- ✓ Parties decide to enter the Mediation process.
- ✓ Parties can leave the Mediation process at any time.
- ✓ Parties have complete control over the outcome.

Within a Mediation Conference

- 1) Mediator's opening statement/questions
Explain process and rules/goals, including the mediator's and parties' roles, voluntariness, neutrality, and confidentiality.
- 2) Parties' initial statements/questions
 - Understanding perspectives
 - Venting
- 3) Identification of issues
- 4) Create agenda
- 5) Cross-talk
Parties respond to each other and explain/explore information, needs, ideas and feelings.
- 6) Caucus (private meeting)
Mediator may meet privately with the parties to clarify needs and explore options for resolution and proposals.
- 7) Building an agreement
With the mediator's assistance, parties explore and refine workable solutions.
- 8) Conclusion
Agreement is reached/signed before leaving mediation or all agree that no further progress can be made, in which case parties are free to pursue litigation. If payment is owed to either or both parties, they will decide how funds will be collected. At this time Mediator will give an estimate of fees for their time.





4039 Legacy Parkway, Lansing, Michigan 48911
Phone 517-323-4090



REQUEST FOR MEDIATION

1. REQUEST FOR MEDIATION (circle one Buyer/Seller): I/We, _____, Complainant(s) request mediation of a dispute concerning a real estate transaction contract dated _____ for the sale of property located at 431 SMITH STREET PORTLAND MI 48875. A copy of the purchase agreement or closing document creating the obligation of the parties to mediate is attached. The name of the Party/ies with whom I/we wish to mediate is _____, Respondent(s). The complaint is briefly described as follows:

**If more room is needed, please check see attachment and include with this form. **

My/Our proposed solution and the estimated cost involved is

2. NOTICE TO OTHER PARTY: The above request to mediate has been filled with the Greater Lansing Association of REALTORS® (GLAR). In the attached document, you and the other party contractually bound yourselves to mediate disputes. Therefore, mediation is required.

3. NOTICE TO ALL PARTIES: Any agreements signed by the parties reached in the Mediation conference shall be binding. If the parties cannot reach a binding agreement in Mediation, they have the right to use other legal remedies. DRS Mediation is a service of the Greater Lansing Association of REALTORS®-GLAR. The communication with Mediators, payment of related fees, and the outcome of the Mediation is the responsibility of the Parties and not the GLAR. The Parties are responsible for the agreed upon Mediator fees (\$200 an hour per Party). (Any Party who did not use a GLAR REALTOR® member in the real estate transaction will be charged a \$100 administrative fee payable to GLAR in addition to the mediator's fee.) The Parties acknowledge that they have received, read, and understand the DRS Mediation procedures.

ANDREW J. HALLORAN

Print Name of Complainant

Signature of Complainant

TRACY HALLORAN

Print Name of Complainant

Signature of Complainant

Street Address

City, State, Zip Code

Phone Number (Day) (Evening)

DEBORAH F. COOPER COLDWELL BANKER FREWEN REALTY

Name of REALTOR® Used/Real Estate Firm

Date

Print Name of Respondent

Signature of Respondent

Print Name of Respondent

Signature of Respondent

Street Address

City, State, Zip Code

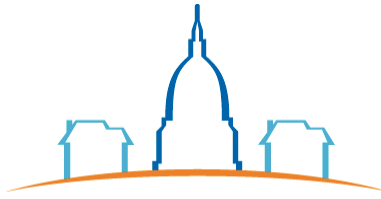
Phone Number (Day) (Evening)

Name of REALTOR® Used/Real Estate Firm

Date



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GREATER LANSING

ASSOCIATION of REALTORS

4039 Legacy Parkway, Lansing, MI 48911

(517) 323-4090 * FAX (517) 323-0586

DRS Mediation Availability Form

In the matter of _____ vs. _____
Complainant(s) Circle one Buyer/ Seller Respondent(s)

Address of dispute _____
(City, State, Zip)

As a reminder, fees for the Mediation Officers are at the rate of \$200/hour per Party to be prorated on the basis of \$50/quarter hour per Party. This form must be returned with your dispute 'Request for Mediation' form or reply/response. Be aware that our days and times to hold dispute cases are below and may vary depending on Mediator availability. Please identify all days and times in which you are available for mediation by initialing below.

	Monday	Tuesday	Wednesday	Thursday	Friday
9:00 a.m.	_____	_____	_____	_____	_____
10:00 a.m.	_____	_____	_____	_____	_____
11:00 a.m.	_____	_____	_____	_____	_____
12:00 p.m.	_____	_____	_____	_____	_____
1:00 p.m.	_____	_____	_____	_____	_____
2:00 p.m.	_____	_____	_____	_____	_____
3:00 p.m.	_____	_____	_____	_____	_____

Check here if a timeframe after 3:00 pm is needed. Request may not be granted. All depends on Mediation Officer availability.

Below is a preapproved list of Mediators or Dispute Service that has signed an agreement with the Greater Lansing Association of REALTORS®. Mediators are assigned by the dispute resolution facilitator by who is available. You do not get to choose your mediator.

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Authentisign
AJH TH

Mediation Officer List

Name: **Resolution Services Center**

Resolution Services Center of Central Michigan ([RSCCM](#)) is a nonprofit 501(c)3 organization, which is designated as a community dispute resolution program. RSCCM helps individuals, families, youth, businesses and organizations resolve conflict through a variety of methods including mediation, facilitation, restorative practices and conflict resolution training. For over 25 years, RSCCM has worked to create peaceful solutions to conflict for the citizens of Ingham, Eaton, Clinton, Isabella, Shiawassee and Gratiot Counties.

Name: **Kelli Swan**

Kelli Swan graduated from University of Miami School of Law in 2003. Kelli was an Associate Attorney with Birth Trauma Team at Kitch Drutchas Wagner, Denardis and Valitutti for a year before she became an Assistant Prosecuting Attorney at Ingham County Prosecutors Office until 2007. She has been doing mediations with the Greater Lansing Association of REALTORS® since January 2019.

Name: **Margaret Meyers**

Margaret Meyers graduated from Michigan State University in 1979 with a B.A. in Humanities and obtained her J.D. from Thomas M. Cooley Law School in 1985. She practiced law for ten years with Loomis, Ewert, Ederer, Parsley, David & Gotting and then for a year in solo practice, specializing in Residential/Commercial Real Estate and general business law. Since November of 1993, Ms. Meyers has worked on the Legal Staff of the Michigan State Housing Department Authority (MSHDA) while continuing to practice on her own. She has served on the Standards Forms and REALTOR®/Lawyer Committees for the Greater Lansing Association of REALTORS®.

PAYMENT OPTIONS:

A credit card can be given by calling in to Dispute Resolution Staff. If this mediation takes place in-person, then either cash or a personal check can be given to the mediation officer directly. Payment goes directly to the Mediator. The credit card given will be charged for one hour once your case is forwarded on to the mediation officer to schedule the dispute case. It will not be charged again until after the Mediation itself takes place to determine the amount owed to the mediation officer for their time on the case. Be aware that time is put into the case before the mediation itself. If the dispute doesn't end up in Mediation or it gets settled outside of our process, then a refund will be given for the \$200 fee taken.

Please check one:

Call for Credit Card payment (virtual/in-person) Mediation

Cash/Personal or Cashier's Check at

For Payment:

Contact Name: _____

Contact Number: _____



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