

ONLINE AUCTION



PREVIEW
Thursday, November 8
2:00 pm - 6:00 pm
Tuesday, November 13
9:00 am - 6:00 pm
BID ONLINE at
NarhiAuctions.com
Nov. 8 - 15, 2018
7:00 pm (soft close)

233 N. Hibbard St., Fowlerville, MI 48836



NarhiAuctions.com

Tim Narhi Auctioneer & Associates LLC

Auction Service Beyond The Call

Ofc 810.266.6474

Tim 810.515.0840

tim@narhiauctions.com

www.narhiauctions.com



On Line Auction for: 233 N. Hibbard St. Fowlerville MI 48836

Auction Dates: November 8th through November 15th

Closing Begins: November 15th 2018 at 7PM

Preview Times: November 8th 2018 from 2PM to 6PM

November 12th 2018 from 9AM to 6PM

Notice: The information provided for this property is for sales promotion and general information. The information provided is believed to be correct, however it is not guaranteed and relying on such information will be at your own risk. The property is being sold "As Is, Where Is, With All Faults, Buyer Beware". Final Sale will be subject to approval of the Personal Representative of the Estate and The Livingstone County Probate Court. Other Terms And Conditions Apply. For these reasons we recommend you attend the Preview for inspection.

Agency: Tim Narhi/Tim Narhi Auctioneer & Associate, Broker/Auctioneer are exclusive agents for the Seller in this transaction. Broker/Auctioneer also retains the right to use other means and methods to sell this property.

Deposit: \$5,000.00 Earnest Money from the High Bidder required immediately following the close of the Auction Bidding. Closing to be held within 45 days of acceptance or as soon as the Title Company is ready.

New Data: New data, corrections, or changes could be made after the printing of the packet. Please arrive prior to the start of the Auction to inspect and consider any new information and changes.

Be Prepared: To register to bid you will need your legal ID, \$5,000 cash or check and a Bank Letter or other proof of funds. Read the Terms and Conditions. Call with any questions. We recommend attending the property preview.

233 N. Hibbard St. Fowlerville MI 48836

- 3 Bedroom, 1 Bathroom
- 1,176 sq ft Main floor
- Full Walk out Finished Basement
- Approximately 0.200 acres.
- Detached 2 car garage
- fence in back yard with Trees
- Cement Driveway

Parcel ID#: 4705-11-304-057

Legal Description: SEC 11 T3N R3E Village of Fowlerville, GALLOWAY & CAMP'S ADD, S ½ OF LOTS 66 & 67

School District: Fowlerville

2018 Assessed Value: \$80,050.00

2018 SEV: \$75,690.00

2018 Taxable Value: \$58,500.00

Taxes:

- Summer 2018 - \$778.30
- Winter 2017 - \$837.05
- Village Tax 2018: \$912.60
 - Water
 - Sewer
 - Trash Pick Up
 - Compost Removal

Fowlerville
Community Schools

233 North Hibbard Street
Close to School

N Grand St

Fowlerville

S Grand Ave

W Grand River Ave

Grand River

Grand River

Close to I96 expressway

Fowlerville Rd

Google

Map data ©2018 Google



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 in 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 the 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.
 - (f) An accounting in 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 or 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 and 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 the real estate transaction.

The transaction coordinator is not an agent for either party and therefore owes no fiduciary duty to either party. The transaction coordinator is not the advocate of either party and therefore has no obligation to "negotiate" for either party. The responsibilities of the transaction coordinator typically include:

- providing access to and the showing of the property,
- providing access to market information,
- providing assistance in the preparation of a buy and sell agreement which reflects the terms of the parties' agreement,
- presenting a buy and sell agreement and any subsequent counter-offers,
- assisting all parties in undertaking all steps necessary to carry out the agreement, such as the execution of documents, the obtaining of financing, the obtaining of inspections, etc.

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 (I will not be representing the buyer unless otherwise agreed in writing.)
- 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 supervisory 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.

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

Licensee

Date

Licensee

Date

ACKNOWLEDGEMENT:

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

Potential Buyer/Seller (circle one)

Date

Potential Buyer/Seller (circle one)

Date

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 this form is appropriate for the transaction. The Michigan Association of REALTORS® is not responsible for the use or misuse of this form.

On Line Only Real Estate Auction Terms & Conditions:

The Property offered in this On Line Only Real Estate Auction is being offered by Tim Narhi Auctioneer & Associates L.L.C. and representatives who are Exclusive Agents for the Seller. This property will be sold subject to confirmation of the Livingston County Probate Court and the Personal Representative of the Estate. Request for court confirmation will be submitted as soon as reasonably possible following the close of the Auction. Any notice made after the initial posting of this Auction will take precedence over any and all prior statements correspondence, conditions, arrangements and or notices either written or verbal.

The Auction Company encourages all bidders to attend the scheduled Property Preview, make and rely on their own inspection of the property. This Property is being sold As Is, Where Is, and with all faults without any guarantees or warranties of any kind. The sale of the property is neither subject to or to be delayed by any timing or findings of any inspection. The Buyer(s) also wave the 10 day lead base paint test.

All bidders must register and provide a digital photo of their Drivers license, proof of capability to pay cash at closing via a current bank statement or a letter of approval from the bank addressing this Auction. Those bidding in behalf of a corporation or separate entity must provide Power of Attorney, or sufficient Letters of Authorization. Please send the information to info@narhiauctions.com with "Pietrowski Real Estate" in the information line. Tim Narhi Auctioneer & Associates L.L.C. reserves the right to terminate, cancel and or reject any bids that are determined to not be in the best interest of the seller or from bidders whose identity cannot be verified.

The Bidding increments are preset in amounts predetermined by the Auction Company. Be sure to verify your bids before you submit them. Be aware of the 10% Buyer Premium, double check the price and be sure your decimal point is where you want it. Bids placed cannot be removed once they have been submitted.

This Auction will be conducted using a "Soft Close". The "Soft Close" feature will extend the bidding time for 5 minutes when a bid is placed within the last 5 minutes. This feature prevents someone from bidding at the last few seconds and not allowing others to compete.

This Auction will also allow you to place your maximum bid as early as you wish. The software will keep your bid placed and only increase it as other competition comes in.

This is a Cash Sale with the successful high bidder required to enter into a Purchase Agreement Contract and make a \$5,000.00 Earnest Money Deposit (cash, certified, or wire transfer) immediately following the Auction with the balance due at closing. Closing will take place within 45 days after acceptance by the Court or a soon as the title company is ready. In the event the high bidder does not make arrangement or notify Tim Narhi Auctioneer & Associates L.L.C. of a specific method of payment within 24 hours, the \$5,000.00 earnest money deposit and a 3% Credit Card use fee will be charged to the Credit Card that was used to register for the Auction (\$5,150.00). The Earnest Money Deposit is non

refundable upon default of the buyer. Wire Transfer, Credit Card Use and any other such fees or charges imposed to the high bidder for said service are the high bidders responsibility and are non refundable.

If you are the High Bidder at the close of the Auction you are expected to contact Tim Narhi Auctioneer & Associates L.L.C. immediately following the close of the Auction, enter into the Purchase Agreement and deliver the Earnest Money Deposit. You will need to verify type of cash instrument you intend to use and or receive Bank Wire instructions. Failure to comply within 48 hours of the close of the Auction will deem you as the High Bidder to be in default. Once you are determined to be the High Successful Bidder, time is of the essences. If your closing is delayed by you or any party working in your behalf, you may be determined to be in breach of this contract, in forfeiture of your deposit and could be determined to be additionally liable for any and all cost incurred by the Seller(s) and incurred by Tim Narhi Auctioneer & Associates L.L.C. for subsequent resale of the property.

A 10% Buyer's Premium will be added to the high bid to establish the "Selling Price". The "Selling Price" is the amount used to determine the Transfer Tax and Revenue Stamps. The Closing to be held within 45 days of acceptance or as soon as the title company is ready. Buyer is expected to make full payment of the balance due in cash at closing. This is a CASH sale. All financial arrangements should be made in advance. The sale of this property is not subject to the buyer's ability to obtain financing or a finance company determining a schedule. Be sure you have your money and or financing in order for closing.

The Seller(s) will provide an owner's Title Policy and convey Title with a Fiduciary Deed at Closing. The Seller(s) will grant the Buyer(s) possession of the property at closing. Closing Fee/ Document Preparation charged by the Title Company will be shared equally by the Seller and the Buyer. The Buyer will pay recording fees and mortgage title policy (where applicable). The Seller has entered into a contract to sell the personal property at auction. The Seller will not be responsible for any abandoned or unsold lots; any personal property that has not been removed before closing will remain on the property and become part of the sale of the Real Estate. The Real Estate is sold subject to any and all existing matters of record, easements, local use and zoning laws & regulation. Taxes and assessments will be pro-rated to the date of closing.

Tim Narhi Auctioneer & Associate L.L.C. and their representatives are exclusive Agents for the Seller(s) who reserve the right to bid on behalf of the Seller(s) and reserve the right to negotiate a final selling price where necessary.

Broker Participation is available to any properly licensed Brokers who properly preregisters a Buyer. Broker must register the high successful bidder at least 24 hours in advance of the scheduled closing time of the Auction. A 2% commission derived from the high bid price will be available upon the successful closing.

The terms and covenants of the purchase agreement, including these additional Terms & Conditions shall survive closing and shall bind and the benefits shall inure to the heirs, successors, representatives and assigns of the Parties.

ESCROW AGREEMENT

AGREEMENT between Donald S. Parker Personal Representative for the Ivka Pietrowski Estate (Seller),
(Buyer) and Cisl>Title Company (Escrow Agent).

Simultaneously with the making of this Agreement, Seller and Buyer have entered into a contract (Contract) by which Seller will sell to Buyer the following property: **The property commonly known as 233 N. Hibbard St. Fowlerville MI. 48836**

The closing will take place at the offices of Cisl>Title Company, or at such other place as Seller and Buyer may jointly designate in writing. Pursuant to the Contract, Buyer must deposit \$5,000.00 as an earnest deposit to be held by Escrow Agent.

The \$5,000.00 earnest money deposit referred to hereinabove has been paid by Buyer to Escrow Agent. Escrow Agent acknowledges receipt of \$5,000.00 from Buyer by check # _____, subject to collection.

Seller and Buyer understand that they will not be entitled to earn interest on earnest deposit.

If the closing takes place under the Contract, Escrow Agent at the time of closing shall pay the amount deposited with Agent to Seller or in accordance with Seller's written instructions. Escrow Agent shall simultaneous transfer of the said property to the Buyer.

If no closing takes place under the Contract, Escrow Agent shall continue to hold the amount deposited until receipt of written authorization for its disposition signed by both Buyer and Seller. If there is any dispute as to whom Escrow Agent is to deliver the amount deposited, Escrow Agent does not receive a proper written authorization from Seller and Buyer, or if an action or proceeding to determine Seller's and Buyer's rights is not begun or diligently prosecuted, Escrow Agent is under no obligation to bring an action or proceeding in court to disburse the sum held, but may at its discretion file an Interpleading action as provided by law, and have no further liability under this agreement.

Escrow Agent assumes no liability except that of a stakeholder. Escrow Agent's duties are limited to those specifically set out in this Agreement. Escrow Agent shall incur no liability to anyone except for willful misconduct or gross negligence so long as the Escrow Agent acts in good faith. Seller and Buyer release Escrow Agent from any act done or omitted in good faith in the performance of Escrow Agent's duties. Therefore Seller and Buyer agree to reimburse Escrow Agent for any reasonable expenses incurred as a result of litigation.

Buyer _____

Date _____

Witness _____

Date _____

Seller Donald S. Parker, PA

Date 9-18-18

Witness [Signature]

Date 9-18-18

[Large Signature]



Seller's Disclosure Statement

Property Address: 233 N. Hibbard St. Fowlerville MI 48836 MICHIGAN
Street City, Village or Township

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 substitute for any inspections or warranties the Buyer may wish to obtain.

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. **THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER.**

Instructions to the Seller: (1) Answer All questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides.)

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/oven					Lawn sprinkler system				
Dishwasher					Water heater				
Refrigerator					Plumbing system				
Hood/fan					Water softener/conditioner				
Disposal					Well & pump				
TV antenna, TV rotor & controls					Septic tank & drain field				
Electrical system					Sump pump				
Garage door opener & remote control					City water system				
Alarm system					City sewer system				
Intercom					Central air conditioning				
Central vacuum					Central heating system				
Attic fan					Wall furnace				
Pool heater, wall liner & equipment					Humidifier				
Microwave					Electronic air filter				
Trash compactor					Solar heating system				
Ceiling fan					Fireplace & chimney				
Sauna/hot tub					Wood burning system				
Washer					Dryer				

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: _____
Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown _____ yes _____ no _____
- Roof:** Leaks? yes _____ no _____
Approximate age if known: _____
- Well:** Type of well (depth/diameter, age and repair history, if known): _____
Has the water been tested? yes _____ no _____
If yes, date of last report/results: _____
- Septic tank/drain fields:** Condition, if known: _____
- Heating system:** Type/approximate age: _____
- Plumbing system:** Type: copper _____ galvanized _____ other _____
Any known problems? _____
- Electrical system:** Any known problems? _____
- History of infestation, if any:** (termites, carpenter ants, etc.) _____

UNKNOWN - SELLER IS AN ESTATE AND HAS NO KNOWLEDGE

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 landowner, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? unknown _____ yes _____ no _____
2. Any encroachments, easements, zoning violations or nonconforming uses? unknown _____ yes _____ no _____
3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others), or a homeowners' association that has any authority over the property? unknown _____ yes _____ no _____
4. Structural modifications, alterations or repairs made without necessary permits or licensed contractors? unknown _____ yes _____ no _____
5. Settling, flooding, drainage, structural or grading problems? unknown _____ yes _____ no _____
6. Major damage to the property from fire, wind, floods, or landslides? unknown _____ yes _____ no _____
7. Any underground storage tanks? unknown _____ yes _____ no _____
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? unknown _____ yes _____ no _____
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown _____ yes _____ no _____
10. Any outstanding municipal assessments or fees? unknown _____ yes _____ no _____
11. Any pending litigation that could affect the property or the Seller's right to convey the property? unknown _____ yes _____ no _____

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: _____

The Seller has lived in the residence on the property from _____ (date) to _____ (date).
 The Seller has owned the property since _____ (date).

The Seller has indicated above the condition 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.

BUYER IS ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SELF-DEFENDERS REGISTRATION ACT, 1994 PA 295, MCL 26.721 TO 26.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ALSO 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 TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller _____ Date _____

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 the use or misuse of the form by misrepresentation or for warranties made in connection with the form.



DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

233 N. Hibbard St.

Our Home At Fowlerville MI 48836 Was Built In: _____ Dated: 8/30/2018

Seller: Donald S. Parker P. R. 508 The Ivka Pietrowski Estate

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 might 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 a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

NOTE: IF THE HOUSING BEING LISTED OR SOLD WAS BUILT IN 1978 OR AFTER - YOU DO NOT HAVE TO FILL OUT THE REMAINDER OF THIS FORM.

Seller's Disclosure (initial)

(A) Presence of lead-based paint and/or lead-based paint hazards (check one below):
[] Known lead-based paint and/or lead-based paint hazards are present in the housing
(Explain) _____

[X] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(B) Records and Reports available to the seller (check one below):
[X] Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-base 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

Purchaser's Acknowledgement (initial)

(C) Purchaser has received copies of all information listed above.
(D) Purchaser has received the pamphlet Protect Your Family From Lead In Your Home.
(E) Purchaser has (check one below):

[] Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards, or...

[] Waived the opportunity to conduct a risk assessment for the presence of lead-based and or lead-based paint hazards.

Agent's Acknowledgement (initial)

[X] (F) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibilities to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller: _____ Date: _____ Purchaser: _____ Date: _____
Seller: _____ Date: _____ Purchaser: _____ Date: _____
Agent: _____ Date: _____ Agent: _____ Date: _____

Note: intact lead-based paint that is in good condition is not necessarily a hazard. See EPA pamphlet Protect Your Family From Lead in Your Home for more information.

Handwritten signature: DONALD S. PARKER

Handwritten signature at bottom right

PURCHASE NOW

This property is available for sale prior to the Auction. If you would like to purchase this property prior to the Auction, or have questions regarding the Purchase prior to the Auction, please call Tim 810.515.0840



810.266.6474

tim@narhiauctions.com



Narhi Auctions Bidder's Registration Form

Bid #

Please complete this form and return it to us by email to info@narhiauctions.com or by text to 810.348.6443

Narhi Auctions, Tim Narhi Auctioneer & Associates LLC
13907 Barnes Rd.
Byron, MI 48418-9773

810.266.6474 ext. 6
Tim 810.515.0840
info@narhiauctions.com

NAME: _____ TITLE: _____

COMPANY NAME: _____

ADDRESS: _____

CITY, STATE, ZIP: _____

DRIVER'S LICENSE NUMBER: _____

PHONE: _____

PHONE: _____

E-MAIL: _____

FINANCIAL INSTITUTION: _____

BRANCH: _____

AGENT'S NAME: _____

PHONE: _____

COPY OF PRE-APPROVAL LETTER: _____ DATE OF LETTER _____

AMOUNT APPROVED _____

COPY OF CORPORATE RESOLUTION: _____

CERTIFIED CHECK# _____ AMOUNT _____

OPENING BID AMOUNT _____

Received copy of Sellers Disclosure, Bidders Packet & Terms & Conditions

Signature

Date



Real Estate Broker Participation Form for Auctions

NOTE: Registration form must be received prior to the Auction

I/We _____ (Client/Purchaser Name)
 wish to register as a client of _____ Broker/Agent Name) for the property
 location at _____ which will be sold at auction
 on _____.

The Broker/Agent shall be deemed to have earned a commission if all of the following conditions have been met:

(1) Broker/Agent registers client prior to auction (_____), (2) Client has not personally contacted auction company or is an existing member of mailing lists or past attendee of NarhiAuctions / Tim Narhi Auctioneer & Associates LLC auctions, (3) Client is not registered with another Broker/Agent, (4) Broker/Agent shows the property to client prior to the auction, (5) Broker/Agent attends the auction with clients, (6) Broker/Agent is not acting as a principal in the transaction, and (7) Client is the successful high bidder on the property and closes on the property in accordance with the terms and conditions. The amount of the commission paid to the registering broker is 2% of the winning high bid amount prior to the addition of the buyers premium.

Client Signature	Date	\$ _____ Opening Bid Amount
Broker Firm	Address	
Broker/Agent Signature	City, State Zip	
Brokers Federal I.D. #	Date	Phone

FOR AUCTION OFFICE USE ONLY

Auctioneer acknowledges receipt of above registration.

Received by _____ Date/Time Received _____
 Auction company representative

Broker/Agent must receive e-mail, or mailed acknowledgement from Auctioneer indicating Auctioneer’s actual receipt. It is the Broker/Agent’s responsibility to insure proper transmission and receipt of this form. When completed by Client/Purchaser and Broker/Agent email to info@narhiauctions.com or by text to 810.348.6443