





DISCLOSURE REGARDING AFFILIATED BUSINESS ASSOCIATIONS

This is to give notice Coldwell Banker AJS-Schmidt, Coldwell Banker Woodland Schmidt, or Coldwell Banker Schmidt Realtors has a business relationship with Woodland Title Agency, LLC, d/b/a as SRC Title Agency and Coast One Mortgage, LLC. The owners of Coldwell Banker AJS-Schmidt, Coldwell Banker Woodland Schmidt, and/or Coldwell Banker Schmidt Realtors have ownership in Woodland Title Agency, LLC and Coast One Mortgage. Because of these relationships, the referrals may provide Coldwell Banker AJS-Schmidt, Coldwell Banker Woodland Schmidt, and/or Coldwell Banker Schmidt Realtors a financial or other benefit.

Set forth attached is the estimated charge or range of charges for title insurance settlement services listed and below are estimated charges or range of charges for Coast One Mortgage. While we encourage you to use Woodland Title Agency, LLC, d/b/a as SRC Title Agency and Coast One Mortgage, you are not required to do so as a condition for the purchase/sale of the subject property.

Note: These charges are the rates filed with the State of Michigan for Chicago Title Insurance Corporation. There may also be credits available for Simultaneous Issued Mortgage Policies of title insurance and reissue credit for an existing title policy.

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AND OTHER MORTGAGE SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Service Provider	Coast One Mortgage LLC
Fee/Service Name	Charges or Range
Administration Fees	\$1195 or up to 1% of the loan amount depending on loan product
Loan Discount Points (optional)	0-5% depending on rate chosen
Processing Fee	\$495 for a Home Equity Line of Credit

ACKNOWLEDGEMENT: By signing below, the parties confirm that they have received and read this Affiliated Business Arrangement Disclosure.

	<u> </u>
Potential Buyer	Date
Potential Buyer	Date
Potential Seller	Date
Potential Seller	Date

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Amount of	Basic	Extended	Basic	Amount of	Basic	Extended	Basic	Amount of	Basic	Extended	Basic
Insurance	Rate	Rate	Loan	Insurance	Rate	Rate	Loan	Insurance	Rate	Rate	Loan
\$1,000	\$375.00	\$425.00	\$295.00	\$112,000	\$935.00	\$1,021.00	\$634.00	\$184,000	\$1,223.00	\$1,381.00	\$814.00
\$5,000	\$375.00	\$425.00	\$295.00	\$113,000	\$939.00	\$1,026.00	\$636.00	\$185,000	\$1,227.00	\$1,386.00	\$816.00
\$10,000	\$375.00	\$425.00	\$295.00	\$114,000	\$943.00	\$1,031.00	\$639.00	\$186,000	\$1,231.00	\$1,391.00	\$819.00
\$15,000	\$375.00	\$425.00	\$295.00	\$115,000	\$947.00	\$1,036.00	\$641.00	\$187,000	\$1,235.00	\$1,396.00	\$821.00
\$20,000	\$375.00	\$425.00	\$295.00	\$116,000	\$951.00	\$1,041.00	\$644.00	\$188,000	\$1,239.00	\$1,401.00	\$824.00
\$25,000	\$407.00	\$459.00	\$315.00	\$117,000	\$955.00	\$1,046.00	\$646.00	\$189,000	\$1,243.00	\$1,406.00	\$826.00
\$30,000	\$439.00	\$492.00	\$334.00	\$118,000	\$959.00	\$1,051.00	\$649.00	\$190,000	\$1,247.00	\$1,411.00	\$829.00
\$35,000	\$471.00	\$526.00	\$353.00	\$119,000	\$963.00	\$1,056.00	\$651.00	\$191,000	\$1,251.00	\$1,416.00	\$831.00
\$40,000	\$503.00	\$559.00	\$372.00	\$120,000	\$967.00	\$1,061.00	\$654.00	\$192,000	\$1,255.00	\$1,421.00	\$834.00
\$45,000	\$535.00	\$593.00	\$392.00	\$121,000	\$971.00 ¢075.00	\$1,066.00	\$656.00	\$193,000	\$1,259.00	\$1,426.00	\$836.00
\$50,000	\$567.00	\$627.00	\$411.00	\$122,000 \$123,000	\$975.00 \$979.00	\$1,071.00 \$1,076.00	\$659.00 \$661.00	\$194,000 \$195,000	\$1,263.00 \$1,267.00	\$1,431.00 \$1,436.00	\$839.00 \$841.00
\$51,000 \$52,000	\$574.00 \$580.00	\$633.00 \$640.00	\$415.00 \$419.00	\$124,000	\$979.00	\$1,070.00	\$664.00	\$196,000	\$1,207.00	\$1,441.00	\$844.00
\$53,000	\$580.00	\$647.00	\$423.00	\$125,000	\$987.00	\$1,086.00	\$666.00	\$197,000	\$1,271.00	\$1,446.00	\$846.00
\$53,000	\$593.00	\$653.00	\$425.00	\$126,000	\$991.00	\$1,091.00	\$669.00	\$198,000	\$1,279.00	\$1,451.00	\$849.00
\$55,000	\$599.00	\$660.00	\$430.00	\$127,000	\$995.00	\$1,096.00	\$671.00	\$199,000	\$1,283.00	\$1,456.00	\$851.00
\$56,000	\$606.00	\$667.00	\$434.00	\$128,000	\$999.00	\$1,101.00	\$674.00	\$200,000	\$1,287.00	\$1,461.00	\$854.00
\$57,000	\$612.00	\$673.00	\$438.00	\$129,000	\$1,003.00	\$1,106.00	\$676.00	\$201,000	\$1,291.00	\$1,466.00	\$856.00
\$58,000	\$619.00	\$680.00	\$442.00	\$130,000	\$1,007.00	\$1,111.00	\$679.00	\$202,000	\$1,295.00	\$1,470.00	\$858.00
\$59,000	\$625.00	\$687.00	\$446.00	\$131,000	\$1,011.00	\$1,116.00	\$681.00	\$203,000	\$1,299.00	\$1,475.00	\$860.00
\$60,000	\$631.00	\$694.00	\$450.00	\$132,000	\$1,015.00	\$1,121.00	\$684.00	\$204,000	\$1,302.00	\$1,479.00	\$862.00
\$61,000	\$638.00	\$700.00	\$453.00	\$133,000	\$1,019.00	\$1,126.00	\$686.00	\$205,000	\$1,306.00	\$1,483.00	\$865.00
\$62,000	\$644.00	\$707.00	\$457.00	\$134,000	\$1,023.00	\$1,131.00	\$689.00	\$206,000	\$1,310.00	\$1,488.00	\$867.00
\$63,000	\$651.00	\$714.00	\$461.00	\$135,000	\$1,027.00	\$1,136.00	\$691.00	\$207,000	\$1,314.00	\$1,492.00	\$869.00
\$64,000	\$657.00	\$720.00	\$465.00	\$136,000	\$1,031.00	\$1,141.00	\$694.00	\$208,000	\$1,317.00	\$1,497.00	\$871.00
\$65,000	\$663.00	\$727.00	\$469.00	\$137,000	\$1,035.00	\$1,146.00	\$696.00	\$209,000	\$1,321.00	\$1,501.00	\$873.00
\$66,000	\$670.00	\$734.00	\$473.00	\$138,000	\$1,039.00	\$1,151.00	\$699.00	\$210,000	\$1,325.00	\$1,505.00	\$876.00
\$67,000	\$676.00	\$740.00	\$476.00	\$139,000	\$1,043.00	\$1,156.00	\$701.00	\$211,000	\$1,329.00	\$1,510.00	\$878.00
\$68,000	\$683.00	\$747.00	\$480.00	\$140,000	\$1,047.00	\$1,161.00	\$704.00	\$212,000	\$1,332.00	\$1,514.00	\$880.00
\$69,000	\$689.00	\$754.00	\$484.00	\$141,000	\$1,051.00	\$1,166.00	\$706.00	\$213,000	\$1,336.00	\$1,519.00	\$882.00
\$70,000	\$695.00	\$761.00	\$488.00	\$142,000 \$143,000	\$1,055.00 \$1,059.00	\$1,171.00 \$1,176.00	\$709.00 \$711.00	\$214,000 \$215,000	\$1,340.00 \$1,344.00	\$1,523.00 \$1,527.00	\$884.00 \$887.00
\$71,000	\$702.00	\$767.00	\$492.00	\$144,000	\$1,059.00	\$1,176.00	\$711.00	\$216,000	\$1,344.00	\$1,527.00	\$889.00
\$72,000 \$73,000	\$708.00 \$715.00	\$774.00 \$781.00	\$496.00 \$500.00	\$145,000	\$1,067.00	\$1,186.00	\$714.00	\$217,000	\$1,351.00	\$1,532.00	\$891.00
\$73,000	\$713.00	\$787.00	\$500.00	\$146,000	\$1,071.00	\$1,191.00	\$719.00	\$218,000	\$1,355.00	\$1,541.00	\$893.00
\$75,000	\$721.00	\$794.00	\$503.00	\$147,000	\$1,075.00	\$1,196.00	\$721.00	\$219,000	\$1,359.00	\$1,545.00	\$895.00
\$76,000	\$734.00	\$801.00	\$511.00	\$148,000	\$1,079.00	\$1,201.00	\$724.00	\$220,000	\$1,362.00	\$1,549.00	\$898.00
\$77,000	\$740.00	\$807.00	\$515.00	\$149,000	\$1,083.00	\$1,206.00	\$726.00	\$221,000	\$1,366.00	\$1,554.00	\$900.00
\$78,000	\$747.00	\$814.00	\$519.00	\$150,000	\$1,087.00	\$1,211.00	\$729.00	\$222,000	\$1,370.00	\$1,558.00	\$902.00
\$79,000	\$753.00	\$821.00	\$523.00	\$151,000	\$1,091.00	\$1,216.00	\$731.00	\$223,000	\$1,374.00	\$1,563.00	\$904.00
\$80,000	\$759.00	\$828.00	\$527.00	\$152,000	\$1,095.00	\$1,221.00	\$734.00	\$224,000	\$1,377.00	\$1,567.00	\$906.00
\$81,000	\$766.00	\$834.00	\$530.00	\$153,000	\$1,099.00	\$1,226.00	\$736.00	\$225,000	\$1,381.00	\$1,572.00	\$909.00
\$82,000	\$772.00	\$841.00	\$534.00	\$154,000	\$1,103.00	\$1,231.00	\$739.00	\$226,000	\$1,385.00	\$1,576.00	\$911.00
\$83,000	\$779.00	\$848.00	\$538.00	\$155,000	\$1,107.00	\$1,236.00	\$741.00	\$227,000	\$1,389.00	\$1,580.00	\$913.00
\$84,000	\$785.00	\$854.00	\$542.00	\$156,000	\$1,111.00	\$1,241.00	\$744.00	\$228,000	\$1,392.00	\$1,585.00	\$915.00
\$85,000	\$791.00	\$861.00	\$546.00	\$157,000	\$1,115.00	\$1,246.00	\$746.00	\$229,000	\$1,396.00	\$1,589.00	\$917.00
\$86,000	\$798.00	\$868.00	\$550.00	\$158,000	\$1,119.00	\$1,251.00	\$749.00	\$230,000	\$1,400.00	\$1,594.00	\$920.00
\$87,000	\$804.00	\$874.00	\$553.00	\$159,000	\$1,123.00	\$1,256.00	\$751.00	\$231,000	\$1,404.00	\$1,598.00	\$922.00
\$88,000	\$811.00	\$881.00	\$557.00	\$160,000	\$1,127.00	\$1,261.00	\$754.00	\$232,000	\$1,407.00	\$1,602.00	\$924.00
\$89,000	\$817.00	\$888.00	\$561.00	\$161,000	\$1,131.00	\$1,266.00	\$756.00	\$233,000	\$1,411.00	\$1,607.00	\$926.00
\$90,000	\$823.00	\$895.00	\$565.00	\$162,000 \$163,000	\$1,135.00 \$1,139.00	\$1,271.00 \$1,276.00	\$759.00 \$761.00	\$234,000 \$235,000	\$1,415.00 \$1,419.00	\$1,611.00 \$1,616.00	\$928.00 \$931.00
\$91,000	\$830.00	\$901.00	\$569.00	\$164,000	\$1,139.00	\$1,270.00	\$761.00	\$236,000	\$1,419.00	\$1,620.00	\$933.00
\$92,000 \$93,000	\$836.00 \$843.00	\$908.00 \$915.00	\$573.00 \$577.00	\$165,000	\$1,143.00	\$1,286.00	\$764.00	\$237,000	\$1,422.00	\$1,624.00	\$935.00
\$93,000	\$849.00	\$913.00	\$580.00	\$166,000	\$1,151.00	\$1,291.00	\$769.00	\$238,000	\$1,430.00	\$1,629.00	\$937.00
\$95,000	\$855.00	\$928.00	\$584.00	\$167,000	\$1,155.00	\$1,296.00	\$771.00	\$239,000	\$1,434.00	\$1,633.00	\$939.00
\$96,000	\$862.00	\$935.00	\$588.00	\$168,000	\$1,159.00	\$1,301.00	\$774.00	\$240,000	\$1,437.00	\$1,638.00	\$942.00
\$97,000	\$868.00	\$941.00	\$592.00	\$169,000	\$1,163.00	\$1,306.00	\$776.00	\$241,000	\$1,441.00	\$1,642.00	\$944.00
\$98,000	\$875.00	\$948.00	\$596.00	\$170,000	\$1,167.00	\$1,311.00	\$779.00	\$242,000	\$1,445.00	\$1,646.00	\$946.00
\$99,000	\$881.00	\$955.00	\$600.00	\$171,000	\$1,171.00	\$1,316.00	\$781.00	\$243,000	\$1,449.00	\$1,651.00	\$948.00
\$100,000	\$887.00	\$962.00	\$604.00	\$172,000	\$1,175.00	\$1,321.00	\$784.00	\$244,000	\$1,452.00	\$1,655.00	\$950.00
\$101,000	\$891.00	\$967.00	\$606.00	\$173,000	\$1,179.00	\$1,326.00	\$786.00	\$245,000	\$1,456.00	\$1,660.00	\$953.00
\$102,000	\$895.00	\$972.00	\$609.00	\$174,000	\$1,183.00	\$1,331.00	\$789.00	\$246,000	\$1,460.00	\$1,664.00	\$955.00
\$103,000	\$899.00	\$977.00	\$611.00	\$175,000	\$1,187.00	\$1,336.00	\$791.00	\$247,000	\$1,464.00	\$1,668.00	\$957.00
\$104,000	\$903.00	\$982.00	\$614.00	\$176,000	\$1,191.00	\$1,341.00	\$794.00	\$248,000	\$1,467.00	\$1,673.00	\$959.00
\$105,000	\$907.00	\$987.00	\$616.00	\$177,000	\$1,195.00	\$1,346.00	\$796.00	\$249,000	\$1,471.00	\$1,677.00	\$961.00
\$106,000	\$911.00	\$992.00	\$619.00	\$178,000	\$1,199.00	\$1,351.00	\$799.00	\$250,000	\$1,475.00	\$1,682.00	\$964.00
\$107,000	\$915.00	\$997.00	\$621.00	\$179,000	\$1,203.00	\$1,356.00	\$801.00	\$251,000	\$1,479.00	\$1,686.00	\$966.00
\$108,000	\$919.00	\$1,001.00	\$624.00	\$180,000	\$1,207.00	\$1,361.00	\$804.00	\$252,000	\$1,482.00	\$1,690.00	\$968.00
\$109,000	\$923.00	\$1,006.00	\$626.00	\$181,000	\$1,211.00	\$1,366.00	\$806.00	\$253,000	\$1,486.00	\$1,695.00	\$970.00
\$110,000	\$927.00	\$1,011.00	\$629.00	\$182,000	\$1,215.00	\$1,371.00	\$809.00	\$254,000	\$1,490.00	\$1,699.00	\$972.00
\$111,000	\$931.00	\$1,016.00	\$631.00	\$183,000	\$1,219.00	\$1,376.00	\$811.00	\$255,000	\$1,494.00	\$1,704.00	\$975.00



Amount of Insurance	Basic Rate	Extended Rate	Basic Loan	Amount of Insurance	Basic Rate	Extended Rate	Basic Loan	Amount of Insurance	Basic Rate	Extended Rate	Basi Loa
\$256,000	\$1,497.00	\$1,708.00	\$977.00	\$440,000	\$2,082.00	\$2,370.00	\$1,325.00	\$800,000	\$3,162.00	\$3,576.00	\$1,973
\$257,000	\$1,501.00	\$1,712.00	\$979.00	\$445,000	\$2,097.00	\$2,387.00	\$1,334.00	\$805,000	\$3,177.00	\$3,593.00	\$1,982
\$258,000	\$1,505.00	\$1,717.00	\$981.00	\$450,000	\$2,112.00	\$2,404.00	\$1,343.00	\$810,000	\$3,192.00	\$3,610.00	\$1,991
\$259,000	\$1,509.00	\$1,721.00	\$983.00	\$455,000	\$2,127.00	\$2,421.00	\$1,352.00	\$815,000	\$3,207.00	\$3,627.00	\$2,00
\$260,000	\$1,512.00	\$1,726.00	\$986.00	\$460,000	\$2,142.00	\$2,437.00	\$1,361.00	\$820,000	\$3,222.00	\$3,643.00	\$2,00
\$261,000 \$262,000	\$1,516.00 \$1,520.00	\$1,730.00 \$1,734.00	\$988.00 \$990.00	\$465,000 \$470,000	\$2,157.00 \$2,172.00	\$2,454.00 \$2,471.00	\$1,370.00 \$1,379.00	\$825,000	\$3,237.00 \$3,252.00	\$3,660.00 \$3,677.00	\$2,018 \$2,02
\$263,000	\$1,520.00	\$1,734.00	\$990.00	\$475,000	\$2,172.00	\$2,471.00	\$1,379.00	\$830,000 \$835,000	\$3,252.00	\$3,694.00	\$2,02
\$264,000	\$1,527.00	\$1,743.00	\$994.00	\$480,000	\$2,202.00	\$2,504.00	\$1,397.00	\$840,000	\$3,282.00	\$3,710.00	\$2,03
\$265,000	\$1,531.00	\$1,748.00	\$997.00	\$485,000	\$2,217.00	\$2,521.00	\$1,406.00	\$845,000	\$3,297.00	\$3,727.00	\$2,05
\$266,000	\$1,535.00	\$1,752.00	\$999.00	\$490,000	\$2,232.00	\$2,538.00	\$1,415.00	\$850,000	\$3,312.00	\$3,744.00	\$2,06
\$267,000	\$1,539.00	\$1,756.00	\$1,001.00	\$495,000	\$2,247.00	\$2,555.00	\$1,424.00	\$855,000	\$3,327.00	\$3,761.00	\$2,072
\$268,000	\$1,542.00	\$1,761.00	\$1,003.00	\$500,000	\$2,262.00	\$2,571.00	\$1,433.00	\$860,000	\$3,342.00	\$3,777.00	\$2,08
\$269,000 \$270,000	\$1,546.00 \$1,550.00	\$1,765.00 \$1,770.00	\$1,005.00 \$1,008.00	\$505,000 \$510,000	\$2,277.00 \$2,292.00	\$2,588.00 \$2,605.00	\$1,442.00 \$1,451.00	\$865,000 \$870,000	\$3,357.00 \$3,372.00	\$3,794.00 \$3,811.00	\$2,09 \$2,09
\$270,000	\$1,554.00	\$1,770.00	\$1,000.00	\$515,000	\$2,292.00	\$2,603.00	\$1,460.00	\$875,000	\$3,372.00	\$3,828.00	\$2,09
\$272,000	\$1,557.00	\$1,778.00	\$1,012.00	\$520,000	\$2,322.00	\$2,638.00	\$1,469.00	\$880,000	\$3,402.00	\$3,844.00	\$2,117.
\$273,000	\$1,561.00	\$1,783.00	\$1,014.00	\$525,000	\$2,337.00	\$2,655.00	\$1,478.00	\$885,000	\$3,417.00	\$3,861.00	\$2,126
\$274,000	\$1,565.00	\$1,787.00	\$1,016.00	\$530,000	\$2,352.00	\$2,672.00	\$1,487.00	\$890,000	\$3,432.00	\$3,878.00	\$2,135
\$275,000	\$1,569.00	\$1,792.00	\$1,019.00	\$535,000	\$2,367.00	\$2,689.00	\$1,496.00	\$895,000	\$3,447.00	\$3,895.00	\$2,144
\$276,000	\$1,572.00	\$1,796.00	\$1,021.00	\$540,000	\$2,382.00	\$2,705.00	\$1,505.00	\$900,000	\$3,462.00	\$3,911.00	\$2,153
\$277,000	\$1,576.00	\$1,800.00	\$1,023.00	\$545,000	\$2,397.00	\$2,722.00	\$1,514.00	\$905,000	\$3,477.00	\$3,928.00	\$2,162
\$278,000 \$279,000	\$1,580.00 \$1,584.00	\$1,805.00 \$1,809.00	\$1,025.00 \$1,027.00	\$550,000 \$555,000	\$2,412.00 \$2,427.00	\$2,739.00 \$2,756.00	\$1,523.00 \$1,532.00	\$910,000 \$915,000	\$3,492.00 \$3,507.00	\$3,945.00 \$3,962.00	\$2,171. \$2,180
\$279,000	\$1,587.00	\$1,809.00	\$1,027.00	\$560,000	\$2,427.00	\$2,730.00	\$1,532.00	\$920,000	\$3,507.00	\$3,962.00	\$2,189
\$281,000	\$1,591.00	\$1,818.00	\$1,030.00	\$565,000	\$2,457.00	\$2,789.00	\$1,550.00	\$925,000	\$3,537.00	\$3,995.00	\$2,198
\$282,000	\$1,595.00	\$1,822.00	\$1,034.00	\$570,000	\$2,472.00	\$2,806.00	\$1,559.00	\$930,000	\$3,552.00	\$4,012.00	\$2,20
\$283,000	\$1,599.00	\$1,827.00	\$1,036.00	\$575,000	\$2,487.00	\$2,823.00	\$1,568.00	\$935,000	\$3,567.00	\$4,029.00	\$2,216
\$284,000	\$1,602.00	\$1,831.00	\$1,038.00	\$580,000	\$2,502.00	\$2,839.00	\$1,577.00	\$940,000	\$3,582.00	\$4,045.00	\$2,225
\$285,000	\$1,606.00	\$1,836.00	\$1,041.00	\$585,000	\$2,517.00	\$2,856.00	\$1,586.00	\$945,000	\$3,597.00	\$4,062.00	\$2,234
\$286,000	\$1,610.00	\$1,840.00	\$1,043.00	\$590,000	\$2,532.00	\$2,873.00	\$1,595.00	\$950,000	\$3,612.00	\$4,079.00	\$2,24
\$287,000 \$288,000	\$1,614.00 \$1,617.00	\$1,844.00 \$1,849.00	\$1,045.00 \$1,047.00	\$595,000 \$600,000	\$2,547.00 \$2,562.00	\$2,890.00 \$2,906.00	\$1,604.00 \$1,613.00	\$955,000	\$3,627.00 \$3,642.00	\$4,096.00 \$4,112.00	\$2,252 \$2,261
\$289,000	\$1,617.00	\$1,853.00	\$1,047.00	\$605,000	\$2,502.00	\$2,906.00	\$1,622.00	\$960,000 \$965,000	\$3,657.00	\$4,129.00	\$2,20
\$290,000	\$1,625.00	\$1,858.00	\$1,052.00	\$610,000	\$2,592.00	\$2,940.00	\$1,631.00	\$970,000	\$3,672.00	\$4,146.00	\$2,280
\$291,000	\$1,629.00	\$1,862.00	\$1,054.00	\$615,000	\$2,607.00	\$2,957.00	\$1,640.00	\$975,000	\$3,687.00	\$4,163.00	\$2,289
\$292,000	\$1,632.00	\$1,866.00	\$1,056.00	\$620,000	\$2,622.00	\$2,973.00	\$1,649.00	\$980,000	\$3,702.00	\$4,179.00	\$2,298
\$293,000	\$1,636.00	\$1,871.00	\$1,058.00	\$625,000	\$2,637.00	\$2,990.00	\$1,658.00	\$985,000	\$3,717.00	\$4,196.00	\$2,30
\$294,000	\$1,640.00	\$1,875.00	\$1,060.00	\$630,000	\$2,652.00	\$3,007.00	\$1,667.00	\$990,000	\$3,732.00	\$4,213.00	\$2,316
\$295,000 \$296,000	\$1,644.00 \$1,647.00	\$1,880.00 \$1,884.00	\$1,063.00 \$1,065.00	\$635,000 \$640,000	\$2,667.00 \$2,682.00	\$3,024.00 \$3,040.00	\$1,676.00 \$1,685.00	\$995,000	\$3,747.00	\$4,230.00 \$4,246.00	\$2,325 \$2,334
\$290,000	\$1,651.00	\$1,888.00	\$1,063.00	\$645,000	\$2,682.00	\$3,040.00	\$1,694.00	\$1,000,000	\$3,762.00	\$4,246.00	\$2,334
\$298,000	\$1,655.00	\$1,893.00	\$1,069.00	\$650,000	\$2,712.00	\$3,074.00	\$1,703.00				
\$299,000	\$1,659.00	\$1,897.00	\$1,071.00	\$655,000	\$2,727.00	\$3,091.00	\$1,712.00	Liability	Amount*	Homeowner	's Rate
\$300,000	\$1,662.00	\$1,902.00	\$1,074.00	\$660,000	\$2,742.00	\$3,107.00	\$1,721.00	First \$1,0		\$425.00	
\$305,000	\$1,677.00	\$1,918.00	\$1,083.00	\$665,000	\$2,757.00	\$3,124.00	\$1,730.00	\$1,001-\$5		\$6.70 per \$1	
\$310,000	\$1,692.00	\$1,935.00	\$1,092.00	\$670,000	\$2,772.00	\$3,141.00	\$1,739.00		\$100,000 -\$200,000	\$6.70 per \$1 \$5.00 per \$1	
\$315,000	\$1,707.00	\$1,952.00	\$1,101.00	\$675,000	\$2,787.00	\$3,158.00	\$1,748.00		I-\$300,000	\$4.40 per \$1	
\$320,000 \$325,000	\$1,722.00 \$1,737.00	\$1,969.00 \$1,985.00	\$1,110.00 \$1,119.00	\$680,000 \$685,000	\$2,802.00 \$2,817.00	\$3,174.00 \$3,191.00	\$1,757.00 \$1,766.00		I-\$1,000,000	\$3.35 per \$1	
\$323,000	\$1,752.00	\$2,002.00	\$1,128.00	\$690,000	\$2,832.00	\$3,208.00	\$1,775.00	Over \$1,0	000,000	\$2.65 per \$1	,000.00
\$335,000	\$1,767.00	\$2,019.00	\$1,136.00	\$695,000	\$2,847.00	\$3,225.00	\$1,784.00	Liability	Amount*	Basic Owner	rs Rate
\$340,000	\$1,782.00	\$2,036.00	\$1,145.00	\$700,000	\$2,862.00	\$3,241.00	\$1,793.00	First \$1,0		\$375.00	000.00
\$345,000	\$1,797.00	\$2,052.00	\$1,154.00	\$705,000	\$2,877.00	\$3,258.00	\$1,802.00	\$1,001-\$5 \$50.001-	\$100,000 \$100,000	\$6.40 per \$1 \$6.40 per \$1	
\$350,000	\$1,812.00	\$2,069.00	\$1,163.00	\$710,000	\$2,892.00	\$3,275.00	\$1,811.00	\$100,001	-\$200,000	\$4.00 per \$1	,000.00
\$355,000	\$1,827.00	\$2,086.00	\$1,172.00	\$715,000	\$2,907.00	\$3,292.00	\$1,820.00		I-\$300,000 I-\$1,000,000	\$3.75 per \$1 \$3.00 per \$1	
\$360,000	\$1,842.00	\$2,103.00	\$1,181.00	\$720,000	\$2,922.00	\$3,308.00	\$1,829.00	0ver \$1,0		\$2.50 per \$1	
\$365,000 \$370,000	\$1,857.00 \$1,872.00	\$2,119.00 \$2,136.00	\$1,190.00 \$1,199.00	\$725,000 \$730,000	\$2,937.00 \$2,952.00	\$3,325.00 \$3,342.00	\$1,838.00 \$1,847.00	Linbility	Amount*	Pacie Lean I	Date
\$375,000	\$1,887.00	\$2,150.00	\$1,199.00	\$735,000	\$2,952.00	\$3,359.00	\$1,856.00	Liability First \$1,0		Basic Loan F \$295.00	Rate
\$380,000	\$1,902.00	\$2,170.00	\$1,217.00	\$740,000	\$2,982.00	\$3,375.00	\$1,865.00	\$1,001-\$5		\$3.85 per \$1	,000.00
\$385,000	\$1,917.00	\$2,186.00	\$1,226.00	\$745,000	\$2,997.00	\$3,392.00	\$1,874.00		\$100,000	\$3.85 per \$1	
\$390,000	\$1,932.00	\$2,203.00	\$1,235.00	\$750,000	\$3,012.00	\$3,409.00	\$1,883.00		-\$200,000 I-\$300,000	\$2.50 per \$1 \$2.20 per \$1	
\$395,000	\$1,947.00	\$2,220.00	\$1,244.00	\$755,000	\$3,027.00	\$3,426.00	\$1,892.00		I-\$1,000,000	\$1.80 per \$1	
\$400,000	\$1,962.00	\$2,236.00	\$1,253.00	\$760,000	\$3,042.00	\$3,442.00	\$1,901.00	Over \$1,0	000,000	\$1.40 per \$1	,000.00
\$405,000	\$1,977.00	\$2,253.00	\$1,262.00	\$765,000	\$3,057.00	\$3,459.00	\$1,910.00	*F0	or each additional \$1	,000 or fraction the	reof
\$410,000	\$1,992.00	\$2,270.00	\$1,271.00	\$770,000 \$775,000	\$3,072.00	\$3,476.00	\$1,919.00	For each additio	nal \$1,000 (or fraction	on thereof) in excess	of \$1,000.0
\$415,000 \$420,000	\$2,007.00 \$2,022.00	\$2,287.00 \$2,303.00	\$1,280.00 \$1,289.00	\$775,000 \$780,000	\$3,087.00 \$3,102.00	\$3,493.00 \$3,509.00	\$1,928.00 \$1,937.00	\$1,000,000		\$2,000.00	
\$425,000	\$2,022.00	\$2,320.00	\$1,289.00	\$785,000	\$3,102.00	\$3,526.00	\$1,937.00		\$10,000,000	\$1.40 per \$1,000	
\$430,000	\$2,052.00	\$2,337.00	\$1,307.00	\$790,000	\$3,132.00	\$3,543.00	\$1,955.00	\$10,000,001 Over \$40,00	-\$40,000,000	\$0.95 per \$1,000 \$0.90 per \$1,000	
\$435,000	\$2,067.00	\$2,354.00	\$1,316.00	\$795,000	\$3,147.00	\$3,560.00	\$1,964.00				
					CITIC 4	CO TITI	· •	All rates and cha the next dollar at	rges contemplated by each calculation exce	this schedule shall be ept as otherwise expre	e rounded up essly provided



Basic Loan

\$1,973.00

\$1,982.00

\$1,991.00

\$2,000.00

\$2,009.00

\$2,027.00

\$2,036.00

\$2,045.00

\$2,054.00

\$2,063.00

\$2,072.00

\$2,081.00

\$2,090.00

\$2,099.00

\$2,108.00

\$2,117.00

\$2,126.00

\$2,144.00

\$2,162.00

\$2,171.00

\$2,180.00

\$2,189.00

\$2,198.00

\$2,207.00

\$2,216.00

\$2,225.00

\$2,234.00

\$2,243.00

\$2,252.00

\$2,261.00

\$2,270.00

\$2,280.00

\$2,289.00

\$2,298.00

\$2,307.00

\$2,316.00

\$2,325.00

\$2,334.00

cess of \$1,000,000:

\$2,135.00

\$2,153.00

\$2,018.00







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 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. 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.

- (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.
 - 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.

SELLER'S AGENT

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.

The duties that a seller's agent and subagent owe to the seller include:

- Promoting the best interests of the seller
- Fully disclosing to the seller all facts that might affect or influence the seller's decision to accept an offer to purchase
- Keeping confidential the seller's motivations for selling
- Presenting all offers to the seller
- Disclosing to the seller all information known to the seller's agent about the identity of all buyers and the willingness of those buyers to complete the sale or to offer a
 higher price

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.

The duties that a buyer's agent and subagent owe to the buyer include:

- · Promoting the best interests of the buyer
- Fully disclosing to the buyer all facts that might affect or influence the buyer's decision to tender an offer to purchase
- Keeping confidential the buyer's motivations for buying
- Presenting all offers on behalf of the buyer
- Disclosing to the buyer all information known to the buyer's agent about the willingness of the seller to complete the sale or to accept a lower price

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. 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.

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.

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. 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 counteroffers
- 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.

REV. 10/13/2021 Page 1 of 1



Potential Seller





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.

REAL ESTATE LICENSEE DISCLOSURE - THIS IS NOT A CONTRACT FOR AGENCY SERVICES I hereby disclose that the agency status I/we have with the buyer and/or seller below is (choose one) ☐ Seller's agent or subagent Seller's agent – limited service agreement ☐ Buyer's agent or subagent 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 If licensee is 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 This form was provided to the buyer or seller before disclosure of confidential information. Selling Agent Date Listing Agent The undersigned 🗖 loes 🗖 does not have an agency relationship with any other real estate licensee. If an agency relationship exists, the undersigned is represented as a 🗆 □buyer or □seller. Buyer/Seller acknowledges that the commission paid to Coldwell Banker AJS-Schmidt, Coldwell Banker Woodland Schmidt or Coldwell Banker Schmidt Realtors will consist of \$295 plus a percentage of the purchase price. ACKNOWLEDGEMENT: By signing below, the parties confirm that they have received and read this Agency Disclosure Statement and Real Estate Agency Disclosure. Potential Buyer Potential Buyer Date Potential Seller Date

Date

REV. 10/13/2021 Page 1 of 1

(1) Class



Multiple Listing Service for Northern Great Lakes REALTORS® MLS, LLC RESIDENTIAL DATA FORM MLS:

RE MLS# *All fields marked with an asterisk (*) and **Bold Text** are required. *IDX Yes No CONDO *County: Yes No No *Asking Price \$: *Address:___ Unit # St Dir Street Name isting Syndication:
Yes
No *ECO-FRIENDLY FEATURES Address2: (Include Green Disclosure) *City: State: MI *ZIP Yes ☐ No *List Agent 1: AGENT / OFFICE List Office 1: List Agent 2: List Office 2: Phone: *Variable Rate Yes Vo *Confidential Yes No *Subagent: *TransactionCoord: *Commission: *BuyersAgent: *Listing Agreement Type: Exclusive Right toSell Exclusive Agency See Remarks *List Date: *Expire Date: Middle *Yr Updated:_____*Yr Remodeled:______% of Remodel:____*Sign: __Yes ___ \overline{\text{Ves}} \overline{\text{Ves}} *Apx. Year Built: Lot#: *Lot Dimensions: * Garage Capacity: ______ Addl Bldgs Dimensions: Garage Dimension: *Total FINISHED SF Apx: ____ *Below Grade FINISHED SF Apx.:_ *Above Grade FINISHED SF Apx.: *Development Name *Below Grade UNFINISHED SF Apx.: *Occupant: Owner Occupied Tenant Vacant Other *Deeded Waterfront: Yes No Private Shared Waterfront Footage: GENERAL INFORMATION Body of Water: Dual MLS # Lake Size: LEVEL FLOOR COVERING ROOM LEVEL APX SIZE APX SIZE FLOOR COVERING (Main/Upper/Lower) (Main/Upper/Lower) **□**M**□**U**□**L Dining Room: *Kitchen: Family Room: *Bedroom 1: Bedroom 2: Other: Laundry Room: FLOOR COVERING CHOICES: Carpet, Concrete, Cork, Laminate, Tile, Vinyl, Wood, Other, None *Bedrooms: None 1 2 3 4 5 6 *Baths Level: *Upper: *Master Bath (Private/Shared/None)_ *# of Baths: Pending Division Approval *Tax #: *Owner: *Legal (255): Directions(255): FINANCING Winter Taxes: Other Tax: Total Taxes: Summer Taxes: Year: Summer Year: Winter Taxable Value Annual Association Dues Principal Residence: Yes No Assessment: Yes No *SEV Bank Owned Corporate Owned Private Owner Relocation Court Approval Required *Type of Ownership: In Redemption Broker's initials certify that a Listing <u>Agreement duly</u> signed by the property owner <u>and designating</u> exclusive right to sell. or exclusive agency, is on file.

Seller's Initials:

Broker Initials:

(1) Class RE

Multiple Listing Service for Northern Great Lakes REALTORS® MLS, LLC RESIDENTIAL DATA FORM MLS

	*PUBLIC REMARKS (2.000):
	AGENT ONLY REMARKS (2,000):
	AGENT GNET REMARKS (2,000).
S	
ARK	
REMARKS	
~	
	*SHOWING INSTRUCTIONS (512):
	GREEN CERTIFICATION/RATING *(Required – Certificate of Certification/Rating Documentation)
	National Green Bldg Standard: Bronze Silver Gold Emerald NAHB Model Green Home Bldg Guidelines: Bronze Silver Gold
z	
GREEN	Energy Star Qualified Rating #: 1 1 2 3 4 5 5+ All Indoor Air Quality Yes No
G	LEED for Homes: ☐ Certified ☐ Silver ☐ Gold ☐ Platinum LEED for Neighborhood Development: : ☐ Certified ☐ Silver ☐ Gold ☐ Platinum
	Home Energy Rating System – HERS Index # Year Rated Other Green Certification

(1) Class RE

Multiple Listing Service for Northern Great Lakes REALTORS® MLS, LLC **RESIDENTIAL DATA FORM** MLS#

FEATURES: CHECK ALL THAT APPLY		
A *WATER FEATURES 1 GREAT LAKE 2 RIVER 3 CREEK	13 TO BE BUILT 14 UNDER CONSTRUCTION 15 NEW CONSTRUCTION 16 OTHER	☐ 32 ADULT FOSTER CARE ☐ 33 BED & BREAKFAST ☐ 34 OTHER G *INTERIOR FEATURES
□ 4 POND □ 5 CANAL □ 6 INLAND LAKE □ 7 PRIVATE LAKE □ 8 PUBLIC LAKE □ 9 ALL SPORTS □ 10 NO WAKE □ 11 NEAR PUBLIC ACCESS (within 500') □ 12 PRIVATE FRONTAGE (WATER SIDE) □ 13 PRIVATE FRONTAGE (ACROSS ROAD) □ 14 PRIVATE DOCK □ 15 DEEDED EASEMENT □ 16 AVAILABLE FOR PURCHASE □ 17 SANDY BOTTOM □ 18 SOFT BOTTOM □ 19 STONY BOTTOM □ 20 ROCKY SHORELINE □ 21 SANDY SHORELINE □ 22 VEGETATION TO WATER'S EDGE □ 23 GRADUAL SLOPE TO WATER □ 24 BLUFF (LESS THAN 10 FT) □ 25 BLUFF (GREATER THAN 10 FT) □ 26 ISLAND □ 27 WATER VIEW □ 28 OTHER □ 29 NONE	*ROOF 1 ASPHALT 2 WOOD 3 METAL 4 METAL/STEEL 5 SLATE 6 TILE 7 COMPOSITE 8 MEMBRANE 9 TAR/GRAVEL 10 OTHER *EXTERIOR FINISH 1 VINYL 2 ALUMINUM 3 LOG SIDING 4 FULL LOG 5 WOOD 6 ROUGH SAWN 7 STONE 8 BRICK 9 BLOCK 10 STEEL 11 STUCCO/DRIVIT 12 MASONITE	1 FORMAL DINING ROOM 2 GREAT ROOM 3 SOLARIUM/SUN ROOM 4 BREAKFAST NOOK 5 ISLAND KITCHEN 6 PANTRY 7 FOYER ENTRANCE 8 MUD ROOM 9 DEN/STUDY 10 EXERCISE ROOM 11 GAME ROOM 12 WORKSHOP 13 BUILT-IN BOOKCASE 14 WALK-IN CLOSET(S) 15 INTERCOM 16 LOFT 17 CATHEDRAL CEILING(S) 18 BEAMED CEILING(S) 19 VAULTED CEILINGS 20 SKYLIGHTS 21 BAY WINDOWS 22 SOLID SURFACE COUNTERS 23 GRANITE KITCHEN TOPS 24 GRANITE BATH TOPS 25 INDOOR POOL
B *FOUNDATION 1 SLAB 2 CRAWL SPACE 3 BLOCK 4 WOOD 5 POURED CONCRETE 6 STONE	☐ 13 SHINGLE ☐ 14 PRESS BOARD ☐ 15 CEMENT BOARD ☐ 16 ASBESTOS ☐ 17 OTHER F *STYLE ☐ 1 1 STORY	■ 26 WET BAR ■ 27 JETTED TUB ■ 28 SAUNA ■ 29 DRYWALL ■ 30 PANELING ■ 31 FIXE-UPPER ■ 32 OTHER ■ 33 NONE
7 PIERS 8 INSULATED CONCRETE PANELS 9 MICHIGAN BASEMENT 10 FULL 11 FULL FINISHED 12 FINISHED ROOMS 13 UNFINISHED 14 PARTIAL 15 WALKOUT 16 PLUMBED FOR BATH 17 EGRESS WINDOWS 18 DAYLIGHT WINDOWS 19 ENTRANCE OUTSIDE 20 ENTRANCE INSIDE	2 1.5 STORY 3 2 STORY 4 2+ STORY 5 BI-LEVEL 6 TRI-LEVEL 7 QUAD 8 DUPLEX 9 APARTMENT 10 IN-LAW SUITE/APT 11 TOWNHOUSE 12 MANUFACTURED/SINGLE WIDE 13 MANUFACTURED/DOUBLEWIDE 14 RANCH 15 RAISED RANCH 16 LOG HOME	H *FIREPLACES AND STOVES 1 STOVE 2 FIREPLACE(S) 3 INSERT 4 HEATILATOR STYLE 5 MASONRY 6 ELECTRIC 7 GAS 8 WOOD 9 PELLET 10 CORN 11 OTHER 12 NONE
21 SHARED STORAGE 22 OTHER *CONSTRUCTION	17 LODGE 18 FARM HOUSE 19 CAPE COD	I *HEATING/COOLING TYPES ☐ 1 BASEBOARD ☐ 2 CEILING
TEAME 1 FRAME 2 MODULAR/BOCA 3 MANUFACTURED/HUD 4 MOBILE PRE-1976 5 FULL LOG 6 TIMBER FRAME 7 BRICK 8 BLOCK 9 STEEL 10 2X6 FRAMING 11 INSULATED CONCRETE FORMS	20 FRENCH PROVINCIAL 21 VICTORIAN 22 CARRIAGE 23 COLONIAL 24 COTTAGE 25 BUNGALOW 26 A-FRAME 27 CHALET 28 SALT BOX 29 EARTH BERM 30 CONTEMPORARY 31 CRAFTSMAN	3 FORCED AIR 4 GRAVITY AIR 5 HOT WATER 6 HEAT PUMP 7 STEAM 8 SPACE HEATER 9 WALL 10 FLOOR 11 EXTERNAL WOOD BURNER 12 CENTRAL AIR 13 DUCTLESS A/C 14 RADIANT FLOOR

(1) Class

Multiple Listing Service for Northern Great Lakes REALTORS® MLS, LLC RESIDENTIAL DATA FORM MIS#

	IXL	INCOIDENTIAL DATA I ONNI	
J	15 ELECTRIC AIR CLEANER 16 ELECTRIC AIR FILTER 17 HUMIDIFIER 18 WINDOW AIR CONDITIONER 19 ZONED/DUAL 20 OTHER 21 NONE *HEATING COOLING SOURCES 1 PROPANE 2 NATURAL GAS 3 ELECTRIC 4 WOOD 5 PELLET 6 SOLAR 7 GEOTHERMAL 8 OIL	M *PRIMARY GARAGE 1 ATTACHED 2 DETACHED 3 CARPORT 4 DRIVE UNDER/BUILT IN 5 ASSIGNED PARKING SPACE 6 ALLEY ENTRANCE 7 DOOR OPENER 8 HEATED 9 FINISHED ROOMS 10 PLUMBING 11 CONCRETE FLOORS 12 PAVED DRIVEWAY 13 POLE CONSTRUCTION 14 OTHER 15 NONE	4 CLEARED 5 WOODED 6 EVERGREENS 7 HARDWOODS 8 CHRISTMAS TREES 9 EXISTING VINEYARD 10 SWAMP 11 SOME LOWLAND AREAS 12 LEVEL 13 ROLLING 14 SLOPING 15 STEEP 16 BLUFF SITE 17 CORNER LOT 18 OTHER *PARCEL DESCRIPTION
K	9 MULTIPLE UNITS 10 OTHER 11 NONE *TV SERVICE/INTERNET AVAILABLE 1 CABLE TV 2 DISH TV 3 ANTERNNA	N * ADDITIONAL BUILDINGS 1 SECONDARY GARAGE(S) 2 POLE BUILDING(S) 3 BARN(S) 4 WORKSHOP 5 GARDEN/STORAGE SHED 6 GREENHOUSE	1 CONDO 2 SITE CONDO 3 SUBDIVISION 4 METES AND BOUNDS 5 SPLITS AVAILABLE 6 JOINS STATE/FEDERAL LAND 7 MOBILE HOME PARK 8 OTHER
L	4 CABLE INTERNET 5 DSL 6 WIFI 7 NO 8 UNKNOWN * APPLIANCES/EQUIPMENT	7 GUEST HOUSE 8 BOAT HOUSE 9 STABLE 10 SAUNA 11 OTHER 12 NONE	S *EXTERIOR FEATURES 1 BAY VIEW 2 COUNTRYSIDE VIEW 3 GOLF COURSE FRONTAGE 4 GOLF COURSE VIEW 5 SKI SLOPE VIEW
	1 OVEN/RANGE 2 WALL OVEN 3 COOK TOP 4 INDOOR GRILL 5 MICROWAVE 6 EXHAUST FAN 7 DISPOSAL 8 DISHWASHER 9 TRASH COMPACTOR 10 REFRIGERATOR 11 FREEZER 12 WASHER 13 DRYER 14 HOT TUB 15 CENTRAL VACUUM 16 BLINDS 17 DRAPES 18 CURTAIN RODS 19 CEILING FAN 20 WHOLE HOUSE FAN/ATTIC FAN 21 REVERSE OSMOSIS 22 ELECTRIC WATER HEATER 23 NATURAL GAS WATER HEATER 24 PROPANE WATER HEATER 25 OIL WATER HEATER 26 SOLAR WATER HEATER 27 ON DEMAND WATER HEATER 28 WATER SOFTENER OWNED 29 WATER SOFTENER RENTED 30 WATER FILTRATION SYSTEM 31 WINDOW A/C UNIT(S)	O *DRIVEWAY 1 BLACKTOP 2 CONCRETE 3 BRICK 4 STONE 5 TILE 6 GRAVEL 7 DIRT 8 CIRCULAR 9 EASEMENT 10 ALLEY ACCESS 11 HEATED 12 PRIVATE 13 SHARED 14 OTHER 15 NONE P *ROAD 1 BLACKTOP 2 CONCRETE 3 GRAVEL 4 DIRT 5 PRIVATE OWNED 6 PRIVATELY MAINTAINED 7 PUBLIC MAINTAINED 7 PUBLIC MAINTAINED 8 ROAD MAINT AGMT 9 ASSOCIATION 10 SEASONAL 11 EASEMENT 12 CUL-DE-SAC 13 OTHER 14 SHARED	6 SKI SLOPE FRONTAGE 7 SEASONAL VIEW 8 HANDICAP ACCESS 9 LANDSCAPED 10 SPRINKLER SYSTEM 11 SIDEWALK 12 IN GROUND POOL 13 ABOVE GROUND POOL 14 ENCLOSED POOL 15 TENNIS COURTS 16 ATTACHED GREEN HOUSE 17 GARDEN AREA 18 BUILT-IN GRILL 19 MULTI-LEVEL DECKING 20 DECK 21 PATIO 22 PORCH 23 SCREENED PORCH 24 COVERED PORCH 25 BALCONY 26 RV PARKING 27 GUTTERS 28 FENCED YARD 29 DOG PEN 30 KENNEL 31 INVISIBLE PET FENCING 32 OTHER 33 NONE T *ASSOCIATION FEE INCLUDES 1 WATER 2 SEWER
	32 SMOKE ALARM(S) 33 INTERCOM/RADIO 34 SATELLITE DISH 35 SECURITY SYSTEM 36 NO APPLIANCES 37 OTHER 38 NONE	14 SHARED 15 NONE Q *LAND FEATURES 1 WORKING FARM 2 FARM 3 PREVIOUSLY FARMED	3 TRASH REMOVAL 4 SNOW REMOVAL 5 LAWN CARE 6 HEAT 7 EXTERIOR MAINTENANCE 8 LIABILITY INSURANCE
502		tion is not guaranteed or warranted. This form must b Confidential	│

Multiple Listing Service for Northern Great Lakes REALTORS® MLS, LLC

(1)	Class North		Great Lakes REALTORS® MLS, LI RESIDENTIAL DATA FORM	LC MLS	S #	
U	10 OTHER 11 NONE *DEVELOPMENT AMENITIES		21 FRACTIONAL OWNERSHIP 22 CRITICAL DUNE/EROSION 23 CONSERVATION EASEMENT 24 NATURAL RIVERS ACT		3 I 4 I	EXTRA WIDE HALLWAYS MAIN FLOOR ACCESS NO STEPS ENTRY COVERED ENTRANCE
	☐ 1 CLUBHOUSE ☐ 2 TENNIS COURT ☐ 3 EXERCISE FACILITY ☐ 4 POOL ☐ 5 LAKE PRIVILEGES		25 COMMERCIAL FOREST RESERVE 26 FOREST/RECREATIONAL 27 UNKNOWN 28 OTHER		□6 □7 □8 □9	RAMPED ENTRANCE ROLL-IN SHOWER LOW THRESHOLD SHOWER RAISED TOILET BATHROOM SINK
V	G WATER FRONT PARK TOMMUNITY DOCK SKI SLOPE G GOLF COURSE TO SPA TOMMON AREA T	Z	*DOCUMENTS ON FILE 1 SELLERS DISCLOSURE 2 AGENCY DISCLOSURE 3 GREEN DISCLOSURE 4 LBP DISCLOSURE 5 DEED RESTRICTIONS 6 LENGTHY LEGAL 7 ABSTRACT 8 MASTER DEED 9 SURVEY	45	11 12 13 14 15 16 17 18 19 19 19 19 19 19 19	KITCHEN SINK GRAB BARS HAND RAILS LEVERED DOOR KNOBS LOWERED LIGHT SWITCHES ROCKER LIGHT SWITCH ELEVATOR OTHER NONE
V	MINERAL RIGHTS ☐ 1 YES ☐ 2 NO ☐ 3 LEASE ☐ 4 PARTIAL ☐ 5 TO PASS WITH TITLE ☐ 6 UNKNOWN ☐ 7 OTHER		■ 10 LEASES ■ 11 SEPTIC INFORMATION ■ 12 ENVIRONMENTAL INFO ■ 13 ASSOCIATION FEE INFO ■ 14 HOME INSPECTION ■ 15 HOME WARRANTY ■ 16 TITLE INSURANCE ■ 17 ENGINEER REPORT	AE	1 I 2 S 3 - 4 N	SE TERM MONTH TO MONTH SIX MONTH TEN MONTH YEAR LEASE UNTIL SOLD OTHER
	_		18 UTILITY BILLS	AF		UDED IN LEASE
W	*WATER 1 MUNICIPAL 2 PRIVATE WELL 3 SHARED WELL	A	19 OTHER 20 NONE A _*TERMS		$\frac{1}{3}$	EXTERIOR MAINTENANCE GARBAGE PICKUP SNOW PLOWING GROUNDS MAINTENANCE
	☐ 4 COMMUNITY WELL 5 TANKS ☐ 6 OTHER ☐ 7 NONE		1 CASH 2 CONVENTIONAL 3 EXCHANGE/TRADE 4 NEW CONSTRUCTION 5 INFORMAL ASSUMPTION		5 I 6 I 7 I 8 V	HEATING/COOLING ELECTRIC MANAGEMENT FEE WATER SEWER
X	*SEWER 1 MUNICIPAL 2 PRIVATE SEPTIC 3 SHARED SEPTIC 4 DRY WELL		■6 LAND CONTRACT/PMM ■7 LEASE OPTION ■8 LEASE PURCHASE ■9 LISTING EXCLUSIONS ■10 RIGHT OF 1 ST REFUSAL		11 I 12 S 13 G	FURNITURE PETS ALLOWED SMOKING ALLOWED OTHER
	□ 5 PUMP BACK □ 6 MOUND SYSTEM □ 7 HOLDING TANK/PUMP & HAUL □ 8 DEVELOPMENT SEPTIC □ 9 ENGINEERED SEPTIC □ 10 OTHER □ 11 NONE		11 MSHDA 12 VETERANS/VA 13 FHA 14 RURAL DEVELOPMENT 15 1031 EXCHANGE 16 FNMA 17 OTHER	AG	1 2 3 4 6 5 6 1	RGY EFFICIENT ENERGY STAR APPLIANCES ENERGY EFFICIENT WINDOWS LOW-E WINDOWS CHEMICAL FREE INSULATION THERMAL MASS CONSTRUCTION ENERGY STAR RATING OTHER
Υ	*ZONING/USE/RESTRICTIONS 1 RESIDENTIAL	A	*POSSESSION 1 AT CLOSING		□ 8 I	NOT APPLICABLE
	2 COMMERCIAL 3 INDUSTRIAL 4 MULTI-FAMILY 5 RURAL 6 OFFICE 7 AGRICULTURAL 8 AGRICULTURAL RES. 9 PUBLIC ACT 116		2 WITHIN 30 DAYS 3 30-60 DAYS AFTER CLOSING 4 NEGOTIABLE 5 MONTH TO MONTH TENANT 6 LONG-TERM TENANT 7 SUBJECT TO TENANT'S RIGHTS 8 OTHER	АН	1 2 7 3 5 6 1 7 7 7 7 7 7 7 7 7	PASSIVE SOLAR HEAT ACTIVE SOLAR HEAT SOLAR ELECTRICITY ENERGY STAR RATED FURNACE ENERGY STAR RATED A/C IN-FLOOR RADIANT HEATING TANKLESS WATER HEATER
	☐ 10 HORSES ALLOWED ☐ 11 SPECIAL USE ☐ 12 RENAISSANCE ☐ 13 OUTBUILDINGS ALLOWED ☐ 14 DEED RESTRICTIONS ☐ 15 BUILDING & USE RESTRICTIONS ☐ 16 SINGLE WIDE MOBILE ALLOWED ☐ 17 PLANNED UNIT DEVELOPMENT	AC	*LOCKBOX 1 KEY AT OFFICE 2 SUPRA 3 SENTRILOCK 4 REDISAFE 5 COMBO 6 OTHER 7 NONE		9 1 10 1 11 3 12 1 13 0	PROGRAMMABLE THERMOSTAT LOW OR NO VOC FINISHES RECYCLED/LOCALLY SOURCED MATLS SUSTAINABLE FLOORING WINDMILL OTHER NOT APPLICABLE
	☐18 RENTAL HISTORY		_	Al	_	ER CONSERVATION RAIN WATER COLLECTION
	19 SEASONAL USE/WINTERIZED 20 TIMESHARE	ΑI	*UNIVERSAL DESIGN/BARRIER FREE 1 WIDENED DOORS			DROUGHT-RESISTANT LANDSCAPE

Multiple Listing Service for (1) Class Northern Great Lakes REALTORS® MLS, LLC RESIDENTIAL DATA FORM MLS # 3 AUTOMATIC FAUCETS 4 GRAY WATER REUSE 5 LOW-FLOW FAUCET RESTRICTORS 6 SHOWER HEAD RESTRICTORS 7 LOW FLOW TOILETS 8 OTHER 9 NOT APPLICABLE AJ CONDO/UNIT LEVEL 2 FIRST FLOOR LEVEL 3 WALK DOWN LEVEL 4 THIRD FLOOR LEVEL OR HIGHER 5 OTHER

AK _CONDO/UNIT ACCESS

□4 LIMITED STEPS □5 NO STEPS □6 OTHER

1 STAIRWAY (INDOOR)
2 STAIRWAY (OUTDOOR)
3 ELEVATOR

COLDWELL BANKER SCHMIDT FAMILY OF COMPANIES LISTING AGREEMENT PAGE 1 OF 4

OFFICE OF: Coldwell Banker Schmidt Realtors ADDRESS: In consideration of your agreement to use your efforts to find a purchaser for the real Property described below ("Property"), I hereby grant to you from _____ to ____ to ____ the exclusive right to sell the property described below and, further to create through the Northern Great Lakes REALTORS® Multiple Listing Service LLC, such arrangements as may be appropriate for this purpose. 1. LEGAL DESCRIPTION: 2. ADDRESS: "Price", or \$ 3. PRICE: For the sum of \$ _down, balance payable \$ or more per month including interest at down, balance payable \$______ or more per month including interest at % per annum, which Price includes all encumbrances, and all taxes or assessments due at date of sale, or any assessments levied prior to date of sale that may become due unless otherwise specified herein. The term "Sale" shall be deemed to include any exchange, trade, option, lease and/or the provision of management service to which I consent. All buildings, plumbing, heating, lighting fixtures, water softeners (unless rented), sewers, storm doors, storm windows, shades, awnings, blinds, curtain, curtain and drapery roods, linoleum, TV antenna, shrubbery, plants, trees, fences, garage door openers, mailboxes, smoke detectors, carpeting and items specified on attached Profile Sheet are included if sale occurs, unless specifically excluded. 4. EXCEPTIONS 5. SPECIAL ASSESSMENTS and/or benefit-riser fees, hookup or private roads and association fees; or 6. COMPENSATION: I agree to pay you for professional services rendered of the Price procured for the Property or a flat rate of _____ plus a \$295 administrative fee upon the following conditions: If, during said term, the Property is sold by you or me or anyone else; or if you or any agent of yours produces a purchaser ready, willing and able to purchase the Property on the terms above stated or upon any other price, or terms of exchange, option, lease, or property management to which I consent in writing, or months after the expiration of this Listing Agreement, anyone other than another real estate broker, sells, trades or exchanges the Property to anyone who learned of the Property because of the REALTOR's≫ efforts during the term of this listing. 7. COOPERATIVE COMPENSATION: Seller grants Broker permission to submit the property to the Northern Great Lakes REALTORS® Multiple Listing Service LLC (MLS) and further authorizes the Broker to: compensation for acting as a sub-agent. ☐ Offer to other participants of the MLS of the sale price or \$ as compensation for acting as Cooperating Broker acting in the capacity as a Buyer's Agent. Act as a Disclosed Dual Agent. Seller is advised to read the Agency Disclosure Statement in this connection. 8. CLOSING FEES: The closing of any sale of the Property may be conducted by a title company or other escrow agent. Seller agrees to pay half of the closing fee. Broker's commission shall be deemed earned and payable upon execution of either a Purchase and Sale Agreement or any exchange or option by a ready, willing and able Purchaser. 9. DEFAULT: Seller authorizes Broker to deduct the commission from the proceeds of any sale covered by this Agreement. In case of default by Purchaser, Seller agrees that Broker may retain as payment for direct Broker expenses any Deposit received by Broker. Any excess over direct Broker expenses shall be paid to Seller. If the sale is not consummated because of Seller's inability or unwillingness to perform, then the full commission shall be paid immediately. Seller acknowledges that the Purchaser may elect to enforce the sales agreement or demand an immediate refund of Purchaser's entire deposit. SELLER'S INITIALS 6/2016

COLDWELL BANKER SCHMIDT FAMILY OF COMPANIES LISTING AGREEMENT PAGE 2 OF 4

PROPERTY ADDRESS: 10. SELLER WARRANTS: That seller is the owner of the Property, that the information given in this Agreement and on the attached Profile Sheet is true and correct to the best of Seller's knowledge; that this information and subsequent modifications, and sales information may be released to the MLS to be used in the ordinary course of its business; and that the Property is free from all encumbrances except: 11. POSSESSION: The Purchaser to be given days from date of closing of sale. 12. YEAR BUILT: ☐ Seller represents and warrants that the Property was **built in 1978 or later** and that therefore the federally-mandated lead-based paint disclosure regulations do not apply to this property, OR ☐ Seller represents and warrants that the Property was **built before 1978** and that therefore the federally-mandated lead-based paint disclosure regulations do apply to this Property. 13. UNPLATTED LANDS: If this is an unplatted parcel, Seller agrees to grant to the buyer the right to make the Land Division Act. The word "zero" or a specific number should be inserted in the space designated above. The Land Division Act on March 31, 1997, created parent parcels from which future land divisions may be permitted. Contiguous parcels owned by Seller as of March 31, 1997, may be considered part of the parent parcel and therefore affect the total divisions available to be conveyed; a transfer of "all" divisions may be taken to include a transfer of divisions from contiguous parcels. 14. SHOWING/SIGNS: Brokerage Firm may photograph the Property and publish pictures, advertise the availability of 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 holds 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. Seller to keep the property "in show" condition throughout the term of the listing. 15. LOCKBOX ACCESS: Seller authorizes a lockbox to be placed on the Property in order to permit showings of the Property by other real estate licensees and to enable service providers to perform services in conjunction with a proposed sale of the property. Seller shall not disclose confidences to any other real estate licensee that Seller would not disclose to a potential buyer. Seller releases and holds harmless Brokerage Firm and its agents and cooperating agents from any and all liability as a result of injury to person(s) or damage or loss to property arising out of Seller's grant of access pursuant to this paragraph, such obligation to include, but not be limited to, reasonable attorneys' fees and costs. 16. DISCLOSURE: Seller acknowledges that Seller has executed a "Real Estate Transfer Disclosure Statement." This statement accurately and fully discloses all defects in the Property of which Seller is presently aware. Seller agrees to indemnify and hold Broker harmless from any liability arising out of Seller's failure to disclose any known defects to Broker or any Purchaser. 17. DISPUTE RESOLUTION: If any party has a dispute with another regarding the meaning, operation, or enforcement of any provision of this Agreement, the disputing parties agree to use non-binding mediation to negotiate a resolution before litigating the dispute. They shall utilize the services of the Community Reconciliation Service or another mutually acceptable neutral mediator to bring them together in at least one mediation session. SELLER'S INITIALS 18. EQUAL HOUSING: All parties to this Listing Agreement acknowledge that law prohibits discrimination because of religion, race, color, national origin, age, sex, disability, familial status, or marital status of a person or a person residing with that person.

SELLER'S INITIALS

COLDWELL BANKER SCHMIDT FAMILY OF COMPANIES LISTING AGREEMENT PAGE 3 OF 4

PRO	PERTY ADDRESS:
19.	TITLE INSURANCE AND TAXES: Following execution of a binding Purchase and Sale Agreement, Seller agrees to furnish promptly a new title insurance commitment showing good marketable title, with tax certification showing the status of all unpaid taxes or special assessments, if any. Upon tender of the purchase price Seller agrees to execute and deliver to Purchaser a proper conveyance, as may be required by the Purchase and Sale Agreement. Current taxes to be prorated as of the date of closing in the following manner county taxes, including township and school, shall be prorated on a calendar year basis, as if paid in arrears, so that Seller will be charged with the portion thereof from January 1 to the date of closing, and Purchaser with the balance of the year. City taxes shall be prorated on a due date basis as if paid in advance so that Seller will be charged with the portion thereof from the prior July 1 to the date of closing, and Purchaser with the portion from the date of closing to the next June 30.
20.	PROPERTY DATA: Seller grants Broker the exclusive right to use Property Data for the purpose of marketing the Property. Property Data means all information about the Property provided by Seller to Broker.
21.	CITIZENSHIP: Seller is a United States citizen. Yes No
22.	HOME PROTECTION PLAN: Seller has been informed that Home Protection Plans are available. Such plans may provide additional protection and benefit to a Seller or Buyer. The parties acknowledge that a Realtor® may receive some reimbursement from the companies offering these Plans if such a Plan is purchased. Seller does does not wish to have a Home Warranty Program.
23.	ADDITIONAL OFFERS: Once Seller and a buyer enter into a binding sales contract, Brokerage Firm shall not present to Seller any other offers unless Seller and Brokerage Firm otherwise agree in writing.
24.	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.
25.	LIMITATION: Seller and Brokerage Firm agree that any and all claims or lawsuits between the parties relating to this agreement must be filed no more than six (6) months after the date of termination of this agreement. The parties waive any statute of limitations to the contrary.
26.	SIGNATORIES/COUNTERPARTS: The undersigned Seller represents that all parties in title are a signatory on this agreement. This agreement may be signed in any number of counterparts.
27.	TERMINATION: If Seller chooses for any reason to unilaterally terminate this Listing Agreement, cancellation must be by mutual consent in writing. In addition to such commission as Broker may be entitled to under this Listing Agreement, Seller agrees to reimburse Broker for it's out-of-pocket expenses, administrative overhead, and to pay a reasonable hourly fee for personal services rendered.
28.	ATTORNEY'S FEES: In any action or proceeding arising out of this agreement, the prevailing party, including any Realtor > so involved, shall be entitled to reasonable attorney's fees and costs, to be paid by the non-prevailing party.
29.	ELECTRONIC TRANSACTIONS: The parties agree to conduct this transaction by electronic means. This Agreement may be executed by providing an electronic signature under the terms of the Uniform Electronic Transactions Act. It may not be denied legal effect or admissibility as evidence solely because it is in electronic form, permits the completion of the business transaction referenced herein electronically instead of in person, or has been stored electronically. As an alternative to physical delivery, any document including any signed document or written notice may be delivered in electronic form only by the following indicated methods and party. Because it is in electronically. As an alternative to physical delivery, any document including any signed document or written notice may be delivered in electronic form only by the following indicated methods are partially as a signature of the business transaction referenced herein electronically. As an alternative to physical delivery, any document including any signed document or written notice may be delivered in electronic form only by the following indicated methods are partially as a signature of the provided upon requestions are partially as a signature of the provided upon requestions are provided upon requestions.

COLDWELL BANKER SCHMIDT FAMILY OF COMPANIES LISTING AGREEMENT PAGE 4 OF 4

PROPERTY ADDRESS:	
30. ACKNOWLEDGEMENT: Seller acknowledges receipt of	a copy of this contract and profile data sheet.
Broker/Owner:	Seller:
(Sign and Print Name)	(Sign and Print Name)
REALTOR®/Agent (Sign and Print Name)	(Sign and Print Name)
Agent's Email Address:	Seller's Address:
Agent's Phone #:	
Agent's Fax #:	Seller's Email Address:
	Seller's Phone #:
	Seller's Fax #:

COLDWELL BANKER SCHMIDT LISTING CHECKLIST FORM

Listing Address:		Owner's Last Name:	Listing Agent:			
		Listing Date:				
MLS#		Listing Price: \$	Lock Box # or Alarm Code:			
PROPERTY STATUS	Contact Info					
☐ Vacant Go Show	1 st Contact Name:		Phone:			
Leave Message Go Show	Email Addr	ess:	<u></u>			
Call for Appointment	Phone	Email Text Confirmation	Notification Only			
	2 nd Contact Name:		Phone:			
Refer to Listing Agent	Email Addr	, [`]				
*Seller will control w/App	Phone	Email Text Confirmation	n Notification Only			
24 Hour Notice Required	3 rd Contact Name:		Phone:			
24 Hour Notice Suggested	Email Addr	ess:				
*If your seller wants to control	☐ Phone ☐	Email Text Confirmation	n Notification Only			
their own showings, they can						
download the app on their						
phone or tablet. Ask your ASC if y			Recording in			
Notes for Showing Agent	☐ Video Viewing Equipment in					
Notes for Agent Service Coordinator/Administrative Assistant						
PLEASE CHECK WHAT YOU HAVE COMPLETED Realtor Check List Admin Check List						
Entered in Paragon	IG REPORT					
Pictures Uploaded _		ENTERED II	N SHOWING CARD			
Disclosures Uploade	-d	DOTLOOP				
Title Work Ordered		TRANSACTION	ON LOG			
☐ Woodland Title						
Other						

TRAVERSE AREA ASSOCIATION OF REALTORS® ADDENDUM TO LISTING AGREEMENT

Subject Property:	
THIS ADDENDUM is to be part of and incorporated into a	a Listing Contract between
	oker and
as Seller, datedregarding the	
REALTOR®/Brokerage Firm and Seller hereby designate	e
as the Seller's designated agent. For purposes of this	Addendum, Seller shall have an agency relationship with
-	ed agent(s) named above and the following supervisory
	ent within the REALTOR®/Brokerage Firm other than the age Firm and all supervisory broker(s) shall automatically
	ct, shall not include the situation where a potential Buyer of within the REALTOR®/Brokerage Firm that does not have
Accepted by:	
	Seller
	Seller
For:	
REALTOR®/Brokerage Firm	

TRAVERSE AREA ASSOCIATION OF REALTORS® LEAD-BASED PAINT SELLER'S ACKNOWLEDGEMENT

Seller represents and warrants that the listed property (address):
was built in 1978 or later, and that therefore, the federally mandated lead-based paint disclosure regulations do not apply to this property.
ELECTRONIC TRANSACTIONS: The parties agree to conduct this transaction by electronic means. This Agreement may be executed by providing an electronic signature under the terms of the Uniform Electronic Transactions Act. It may not be denied legal effect or admissibility as evidence solely because it is in electronic form, permits the completion of the business transaction referenced herein electronically instead of in person or has been stored electronically. As an alternative to physical delivery, any document, including any signed document or written notice may be delivered in electronic form only by the following indicated methods: Facsimile Bemail Internet No Electronic Delivery. Documents with original signatures shall be provided upon request of any party.
Signed by Seller(s)
Seller Dated
Seller Dated

Disclaimer: This form is provided as a service of the Traverse Area Association of REALTORS® and its Multiple Listing Service. Please review both the form and details of the particular transaction to ensure that this form is appropriate for the transaction. The Traverse Area Association of REALTORS® and its Multiple Listing Service are not responsible for the use or misuse of this form. Purchasers and Sellers are reminded that this is a binding legal agreement and that they have the right to an attorney review of document prior to signing.

SELLER'S DISCLOSURE STATEMENT

Property Address:									_Mlchigan
		Stree	et		City/Villa	ge/Towns	ship		
Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess an 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 inspection 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 make the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from 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 an 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/Servic purchase agreement so provi		items be	elow are in wo	rking order. (The items listed below are inclu	uded in	the sale	of the proper	ty only if the
ltem	Yes	No	Unknown	Not Available	Item	Yes	No	Unknown	Not Available
Range/Oven					Dryer				
Dishwasher					Lawn sprinkler system				
Refrigerator					Water Heater				
Hood/fan					Plumbing system				
Disposal					Water softener/ conditioner				
TV antenna, TV rotor & Controls					Well & Pump				
Electrical system					Septic tank & drain field				
Garage door opener & remote control					Sump Pump				
Alarm System					City Water System				
Intercom					City Sewer System				
Central Vacuum					Central Air Conditioning				
Attic Fan					Central Heating System				
Pool heater, wall liner, & equipment					Wall Furnace				
Microwave					Humidifier				
Trash Compactor					Electronic Air Filter				
Ceiling Fan					Solar Heating System				
Sauna/Hot Tub					Fireplace & Chimney				
Washer					Wood Burning System				
Explanations (Attach additional sheets if necessary): Buyer's Initials Seller's Initials									

Property Address:	Street		lago/Township		Michigan
	Street	City/VII	lage/Township		
UNLESS OTHERWISE AGREE WITHOUT WARRANTY BEYON			SOLD IN WORKING O	RDER EXCEPT	AS NOTED,
Property Conditions, Improven	nents & Additional	Information:			
1. Basement/crawl space: Ha	s there been evide	ence of water?		□Yes	□No
If yes, Please explain					
2. Insulation: Describe, if know					
Urea Formaldehyde Foam I	nsulation (UFF I) is	installed?	☐ Unknown	□Yes	□No
3. Roof: Leaks?				□Yes	□No
Approximate age if known					
4. Well: Type of well (depth/d	iameter, age, and	repair history, if known)			
Has the water been tested?				□Yes	□No
If yes, date of last report/res	sults				
5. Septic Tanks/drain fields: C	ondition, if known:				
6. Heating System: Type/appr					
7. Plumbing System: Type	□Copper	☐Galvanized	Other		
Any known problems?					
3. Electrical System: Any know	wn problems?				
9. History of Infestation, If any	termites, carpente	er ants. etc.)			
10. Environmental Problems:					
as, but not limted to, asbestos,					
the property.			Unknown	□Yes	□No
f yes, please explain:			-		
11. Flood Insurance: Do you h	ave flood insuranc	e on the property?	Unknown	Yes	□No
12. Mineral rights: Do you own	n the mineral rights	s?	Unknown	☐Yes	□No
Other Items: Are you aware of	any of the following	g?			
 Features of the property shafeatures whose use or responsite 				s, roads, and driv	eways, or oth
leatures whose use of responsi	ibility for maintenar	ice may have an ellect on	Unknown	Yes	□No
2. Any encroachments, easem	ents, zoning violati	ions, or nonconforming us	es? Unknown	□Yes	□No
3. Any "common" areas (faci			or other areas co-owned	with others), or	a homeowner
association that has any author	ity over the propert	y?	Unknown	□Yes	□No
4, Structural modifications, alto	orations or ropairs	made without necessary	<u>—</u>	_	Пио
+, Structural mounications, and	erations, or repairs	made willout necessary	·	_	Пис
5. Settling, flooding, drainage,	structural or gradi	na probleme?	☐ Unknown ☐ Unknown	∐Yes □Yes	□ No □ No
 Settling, hooding, drainage, Major damage to the proper 	•	•	Jnknown	☐Yes	□No
	-	noous, or randshues?	<u> </u>	<u> </u>	_
 Any underground storage ta Farm or farm operation in the 		nity to a landfill airport abo	Unknown	□Yes	□No
Farm or farm operation in the	e vicinity, or proxim	iity to a iariuliii, ali port, SNC	-	□V ₂ -	□N.a
			Unknown		No No
			Buyer's Initials	Seller's Initia	IIS.

Property Address:			iwichi	gan
Street	City/Village	:/Township		
9. Any outstanding utility assessments or fees , includi	ing any natural gas main extensi	on 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 e	explain. Attach additional sheets	if necessary.		
The Seller has lived in the residence on the property fro		_(date) to_ ller has indicated ab	ave the een	(date)
The Seller has owned the property since the items based on information known to the Seller. If property from the date of this form to the date of clothe parties hold the broker liable for any representations	any changes occur in the strubsing, Seller will immediately dis	ctural/mechanical/app close the changes to b	oliance sys	tems of this
Seller certifies that the information in this statement is signature.	true and correct to the best of S	eller's knowledge as	of the date	of Seller's
BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AN CONDITION OF THE PROPERTY. THESE INSPECTI AS WELL AS ANY EVIDENCE OF UNUSUALLY HIG TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.	ONS SHOULD TAKE INDOOR A	R AND WATER QUAL	LITY INTO	ACCOUNT,
BUYERS ARE ADVISED THAT CERTAIN INFORMAT ACT, 1994 PA 295, MCL 28.721 TO 28.732, IS AVAI CONTACT THE APPROPRIATE LOCAL LAW ENFORCE	LABLE TO THE PUBLIC. BUYER	RS SEEKING THAT IN	FORMATIC	
BUYER IS ADVISED THAT THE STATE EQUALIZED AND OTHER REAL PROPERTY TAX INFORMATION BUYER SHOULD NOT ASSUME THAT BUYER'S F SELLER'S PRESENT TAX BILLS. UNDER MICH SIGNIFICANTLY WHEN PROPERTY IS TRANSFERREI	IS AVAILABLE FROM THE APF TUTURE TAX BILLS ON THE F IGAN LAW, REAL PROPER	PROPRIATE LOCAL APROPERTY WILL BE	ASSESSOF	R'S OFFICE 1E AS THE
Seller,	Date			
Seller	Date			
Buyer has read and acknowledges receipt of this state				
Buyer	Date _.	Time		
Buyer		Time_		
CLEAR			ΕN	IAIL

SELLER'S SEWER / SEPTIC DISCLOSURE STATEMENT Page 1 of 2

Pro	per	ty Address: Michigan.
		Street City/Village/Township
Pro	per	ty Tax I.D. No.
		se of Statement: This Supplemental Sewer/Septic Disclosure Statement expands upon the related one in the Seller's Disclosure Statement regarding the septic tank, drain field or city sewer system.
en; Thi tra	gine s sta nsad lowi	s Disclosure: Unless otherwise advised, the Seller does not possess any expertise in construction, ering, or any other specific area related to the construction or condition of the sewer/septic system. attement is not a warranty of any kind by the Seller or by any agent(s) representing the Seller in this ction, and is not a substitute for any inspections or warranties the Purchaser may wish to obtain. The ng are representations made solely by the Seller and are not the representations of the Seller's agent(s), if
(3)	Atta	ctions to Seller: (1) Answer ALL questions. (2) Report known conditions affecting the sewer/septic system. ach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) do not know the facts, indicate UNKNOWN, NOT AVAILABLE or NOT APPLICABLE.
1.	Wh	ich of the following services this property?
	a.	City, municipal, or central sewer system:
	b.	Septic system with drain field:
	c.	Holding tank system:
	d.	Other disposal system:
2.	Do	es the system serve only one property?
3.	lfa	city, municipal, or central sewer serves the property, is the house connected to it?
4.	If t	he property is connected to a septic system, holding tank system or other disposal system:
	a.	If available, please attach a copy of the local County Environmental Health Department permit, along with the final drawings for your approved system.
	b.	Is your septic system entirely within your property's boundaries? Yes No If no, please explain:
	c.	When was your system last pumped?
	d.	When was your system last inspected?
	e.	If your system was pumped and/or inspected, please attach a copy of the receipt and/or the inspection, if available.

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SELLER'S SEWER / SEPTIC DISCLOSURE STATEMENT Page 2 of 2

5. Have you receive	d, or been made aware of, a copy of th	ne Septic System Managemen	t Information?
(please note, this infor http://www.taar.com)	mation can be obtained at the Traverse A	Area Association of REALTORS®	website at
Transactions Act. It form, permits the c or has been stored document or writte	executed by providing an electronic may not be denied legal effect or adrompletion of the business transaction electronically. As an alternative to per notice may be delivered in electronically. Internet No Electronic D	nissibility as evidence solely b referenced herein electronica physical delivery, any docume ic form only by the following	the Uniform Electronic ecause it is in electronic ally instead of in person, nt, including any signed indicated methods:
SELLER'S STATEMENT and accurate to the bes	: I/We, Seller(s) of the Property provide t st of my/our knowledge and authorize dis	his Sewer/Septic System Disclosu closure of this information to pro	ure and consider it true ospective Purchasers.
Seller	Date	Sallar	Date
Jener	Date	Seller	Date
**			
PLIRCHASER'S ACKNO	OWLEDGMENT: (to be signed at time of	purchasa agraement). I //A/a th	a December of the control of the
Property acknowledge	e receipt of the Sewer/Septic System Dis	closure.	e Purchaser(s) of the
	April control of the		
Purchaser	Date	Purchaser	Date



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WIRE FRAUD NOTIFICATION ADDENDUM

This Addendum is hereby made a part of the Exclusive Right to Sell Listing Agreement or Exclusive Buyer Agency Agreement between Schmidt Real Estate, Inc., d/b/a Coldwell Banker, under the Schmidt Family of Companies, and its franchisees thereof ("Coldwell Banker") and the following Seller or Buyer:

IMPORTANT NOTICE

INTERNATIONAL CRIMINAL ORGANIZATIONS ATTEMPTING TO STEAL LARGE SUMS OF MONEY ARE TARGETING EMAIL ACCOUNTS OF PARTIES INVOLVED IN REAL ESTATE TRANSACTIONS IN MICHIGAN AND ELSEWHERE.

Typically, a hacker will gain access to the email account of a buyer or seller, real estate agent, or closing attorney. The email account is then monitored, likely for several weeks, and the hacker actively intervenes once the business practices of the parties are studied and understood, and a significant wire transaction is to be produced.

The nature of the scams vary. In some instances, fraudulent wiring instructions for the buyer's down payment or the full purchase are emailed to the buyer purporting to be from the real estate agent or title company. In other cases, fraudulent instructions for the seller's sales proceeds are emailed to the title company purporting to be from the seller. The fraudulent emails are sophisticated and convincing. If followed, large sums of money may be diverted to a criminal's off-shore bank account and never recovered. Millions of dollars in wires have been illegally diverted both prior to and after being deposited in escrow accounts for the transaction.

TO BUYERS: BEFORE SENDING ANY WIRE, YOU SHOULD CALL THE TITLE COMPANY OR REAL ESTATE AGENT'S OFFICE TO VERIFY SPECIFIC WIRING INSTRUCTIONS. IF YOU RECEIVE WIRING INSTRUCTIONS FOR A DIFFERENT BANK, BRANCH LOCATION, ACCOUNT NAME OR ACCOUNT NUMBER, THE INFORMATION SHOULD BE PRESUMED FRAUDULENT. DO NOT SEND ANY FUNDS IN RESPONSE TO THOSE INSTRUCTIONS. INSTEAD, CONTACT THE TITLE COMPANY OR REAL ESTATE AGENT'S OFFICE IMMEDIATELY.

TO SELLERS: IF YOUR PROCEEDS WILL BE WIRED, IT IS RECOMMENDED THAT YOU HAND-DELIVER WRITTEN WIRING INSTRUCTIONS TO THE TITLE COMPANY AT CLOSING. IF YOU ARE UNABLE TO ATTEND CLOSING, YOU MAY BE REQUIRED TO SEND AN ORIGINAL NOTARIZED DIRECTIVE TO THE TITLE COMPANY'S OFFICE CONTAINING THE WIRING INSTRUCTIONS. THIS MAY BE SENT WITH THE DEED, LIEN WAIVER, TAX FORMS AND OTHER CLOSING DOCUMENTS IF THEY ARE BEING PREPARED BY THE TITLE COMPANY. AT A MINIMUM, YOU SHOULD CALL THE TITLE COMPANY'S OFFICE TO PROVIDE THE WIRE INSTRUCTIONS. THE WIRE INSTRUCTIONS SHOULD BE VERIFIED OVER THE TELEPHONE VIA A CALL TO YOU INITIATED BY THE TITLE COMPANY OFFICE TO ENSURE THAT THEY ARE NOT FROM A FRAUDULENT SOURCE.

WHETHER YOU ARE A BUYER OR A SELLER, YOU SHOULD CALL THE TITLE COMPANY AND/OR REAL ESTATE AGENT'S OFFICE AT A NUMBER THAT IS INDEPENDENTLY OBTAINED. TO ENSURE THAT YOUR CONTACT IS LEGITIMATE, YOU SHOULD NOT RELY ON A PHONE NUMBER IN AN EMAIL FROM THE TITLE COMPANY, YOUR REAL ESTATE AGENT, OR ANYONE ELSE.

ACKNOWLEDGMENT AND RELEASE. You acknowledge and understand that there are risks associated with wire transfers that are not within the reasonable control of Coldwell Banker, and you hereby agree to release and discharge Coldwell Banker and its agents from any and all claims, demands, rights and causes of action of whatsoever kind and nature not caused by gross negligence of Coldwell Banker or its agents arising directly or indirectly out of any wire transfer you send or receive in connection with any real estate transaction in which Coldwell Banker represents you.

Buyer/Seller	Date
Buyer/Seller	Date
Entity Buyer/Seller:	
(Name of LLC/Corporation/Partnership/Trust/etc.)	<u> </u>
By:	
Name:	_
Title:	_
Date:	-