

Buy/Sell Agreement

Date: _____

1. The Undersigned Buyer and Seller each acknowledge that they have read and signed the **SELLERS DISCLOSURE STATEMENT**.
2. **PROPERTY DESCRIPTION:** Buyer agrees to purchase from Seller the property located at:

Street Address _____ City/Township _____ County, State _____
Legally described as: _____

3. **SALE PRICE:** _____ Dollars \$ _____
4. **METHOD OF PAYMENT: ALL MONIES MUST BE PAID BY CASH, CERTIFIED CHECK, CASHIER CHECK OR MONEY ORDER.** The sale will be completed by the following method:

___ **CASH** – Buyer will pay the sale price in cash upon Seller’s execution and delivery of a Warranty Deed at closing

___ **NEW MORTGAGE** – The full purchase price upon the execution and delivery of a Warranty Deed, contingent upon Buyer’s ability to obtain a mortgage. Should any part of the new mortgage be FHA/VA insured, ___ Seller ___ Buyer will agree to pay an amount not to exceed \$ _____, representing repairs required as a condition of financing.

Exceptions: _____.

Buyer agrees to apply for a mortgage loan, and pay all fees and costs customarily charged by Buyer’s lender to process the application within _____ days after this Agreement is fully executed.

___ **SELLER FINANCING** (check one)

___ Land Contract

___ Purchase Money Mortgage

___ Equity

___ Mortgage Assumption or Land Contract Assignment

Terms: Dollar Amount _____ Months/Year(s) _____

Payment Amount _____ Interest Rate _____

SELLER UNDERSTANDS THAT SELLING OR TRANSFERRING THE PROPERTY DOES NOT RELIEVE SELLER OF ANY OBLIGATIONS OR OTHER INDEBTEDNESS TO WHICH THE PROPERTY IS SUBJECT, UNLESS OTHERWISE AGREED TO BY THE LENDER OR REQUIRED BY LAW OR REGULATION.

5. **TITLE INSURANCE:** (check one) [] An **Expanded Coverage ALTA Homeowner’s Policy** of Title Insurance or [] a **Standard ALTA Owner’s Policy** of Title Insurance, through Searchlight Title Services, in the amount of the purchase price will be furnished to Buyer at Seller’s expense and a commitment to issue a policy insuring marketable title vested in buyer’s name, will be made available for buyer’s inspection prior to closing. If the property is not an existing residential structure (one to four family) on a residential parcel or a condominium unit, then a **Standard ALTA Owners’ Policy** of Title Insurance shall be provided.

Exceptions/Additions: _____

If Buyer objects to any item on the commitment, Seller will have 28 days after receiving written notice to remedy the claimed defects. After 28 days, Seller will refund the earnest money deposit in full termination of the contract if unable to cure title defects.

6. **PROPERTY TAXES:** Seller will be responsible for any taxes billed prior to those addressed below. Buyer will be responsible for all taxes billed after those addressed below.
- No proration.** (Choose One)
 Buyer _____ Seller _____ will pay taxes billed summer _____ (year)
 Buyer _____ Seller _____ will pay taxes billed winter _____ (year)
- Calendar Year Proration** (all taxes billed or to be billed in the year of the closing). Calendar year tax levies will be estimated, if necessary, using the taxable value and the millage rate(s) in effect on the day of closing, broken down to a per diem tax payment and prorated to the date of closing with Seller paying for January 1 to day of closing.
- Fiscal Year Proration** – Taxes will be prorated as though they are paid in (Choose One) Advance _____ Arrears _____
 Fiscal Year will be assumed to cover a 12 month period from date billed, and taxes will be prorated to the date of closing. Fiscal year tax levies will be estimated, if necessary, using the taxable value and millage rate(s) in effect on the day of closing, broken down to a per diem tax payment and prorated to the date of closing with Seller paying to day of closing.
 Exceptions/Additions: _____
7. **ASSESSMENTS:** (Choose One)
 Seller will pay any existing assessments which are due and payable, or a lien or both, on the property on or before the date first written above.
 Buyer will assume or pay any assessment balance which remains after Seller pays for any assessment installments which are due and payable on or before the date first written above.
8. **WELL/SEPTIC:** Within ten (10) days after this Agreement is fully executed, the Seller will arrange and pay for an inspection and written report by the County Health Department or a mutually agreed upon qualified Inspector, if allowed by the health department, of the primary well used for human consumption (including water test for coliform bacteria and nitrates) and septic systems (including tank pumping, if required) in use on the property. If the evaluation report(s) in any of the above circumstances disclose(s) a condition which the Buyer deems unacceptable or that doesn't meet county standards where the county requires minimum standards as a condition of sale, Buyer shall notify the Seller in writing, within five (5) days after the date Buyer has received the applicable report(s), of such condition and request corrective action. If Seller does not agree or fails to respond within fifteen (15) days of Buyer's requested corrective action, Buyer shall have the right to terminate this Agreement by providing written notice to Seller within three (3) days from receipt of Seller's written refusal (if any) or from the expiration of the aforementioned fifteen (15) day period, and Buyer's good-faith deposit will be refunded. Buyer agrees that the contingency provided by this paragraph shall be deemed to have been waived if (1) Buyer fails to provide written notice of a condition deemed unacceptable within five (5) days after Buyer has received the applicable report(s); or (2) Buyer fails to terminate this Agreement in writing as provided above. If these contingencies are waived or if Buyer elects to close this transaction, Buyer shall be deemed to have accepted the well and/or septic in its "as is" condition as of the date of closing.
 EXCEPTIONS: _____
9. **PRORATED ITEMS:** Rent; insurance, if assigned; fuel; association fees/dues; interest on any existing land contract, mortgage or lien assumed and/or to be paid by the Buyer will be adjusted to the date of closing of the sale.
10. **INSPECTIONS:** By signing this Agreement, Buyer is representing that the Buyer is aware that inspection services of buildings and building components and systems are commercially available. Buyer has the right to inspect the buildings and building components and systems or have the buildings and building components and systems inspected by experts selected by the Buyer. The Buyer has elected to arrange and pay for the following inspections:
 No Inspections Plumbing Heating, Ventilating, Air Conditioning
 Electrical Termites and other wood destroying insects
 Radon Water Test for Lead and Nitrites (required if FHA or VA financing)
 Structural, including roof Other (specify) _____
11. The property includes all buildings; GAS, OIL, and MINERAL RIGHTS OWNED BY SELLER; all attached fixtures such as carpeting and linoleum, mirrors, complete lighting and fixtures, drapery and curtain hardware, window shades and blinds; screens, storm windows and doors; stationary laundry tubs;

heating and air conditioning equipment (except window units); water softener (unless rented), water pump and pressure tank; sump pump, TV antenna and complete rotor equipment; garage door opener and controls; attached work benches; all attached shelving; stationary outdoor grills; all support equipment for in-ground pools; detached storage buildings; fireplace door and screens; fireplace inserts; built-in appliances; mail box; all plantings; underground sprinkling system; water pump and timers
and _____

_____ BUT DOES NOT

INCLUDE _____

12. **CONTINGENCIES:** The Buyer's obligation to consummate this transaction (choose one):
____ IS NOT CONTINGENT – upon the sale or exchange of any other property by Buyer.
____ IS CONTINGENT UPON CLOSING – of sale or exchange of Buyer's property located at: _____ on or before _____
13. **CLOSING:** The closing will be held within 10 days after all parties have been notified that all necessary documents have been prepared but not later than _____, unless extended by other provisions of this contract. The title company's closing fee will be paid by the Seller if VA mortgage financing is obtained by the Buyer. Otherwise the closing fee will be paid by (check one) Buyer, Seller, or Evenly split between the Buyer and Seller.
14. **OCCUPANCY:** Seller will vacate the property:
____ the date of closing.
____ within ____ days after closing. Seller is responsible for utilities, maintenance and any repairs or damage caused to the property after closing and before vacating and will transfer the property clean and rubbish free. If tenants occupy property then ____ Seller will vacate the tenants before closing or ____ Buyer will assume responsibility for tenants and security deposits will be credited to Buyer at closing.
15. **SURVEY:** _____ Seller or _____ Buyer
Will pay for: _____ Stake Survey _____ Mortgage Inspection or _____ Waived.
In the event of encroachment or substantial variation of the presumed boundaries, Seller will remedy within 28 days or pay for the Survey and return deposit in full termination of contract.
16. **ATTORNEY RECOMMENDED:** Buyer and Seller acknowledge that it is recommended that an attorney be retained to review the marketability of title and determine that the terms of this contract have been met.
INITIALS: Buyer _____ Seller _____
17. **HEIRS AND SUCCESSORS:** This contract binds Buyer, Seller and their personal representatives and heirs, and anyone succeeding to his or her interest in the property. Neither party may assign this contract without the written consent of the other party, which consent will not be unreasonable withheld.
18. **GENERAL PROVISIONS:** Any part of this contract found invalid or unenforceable will not change the remaining terms. All notices given and any changes to this contract must be in writing and signed by both parties. Parties may strictly enforce the time elements of this contract.
19. **EARNEST MONEY DEPOSIT:** Buyer deposits \$ _____ in the form of _____ to show good faith, said deposit will be credited to the buyer at closing. Earnest Money Deposit is held with (check one) Seller or Searchlight Title Services (fully executed Earnest Money Deposit Holding Agreement must be included in order for Searchlight Title Services to hold the Deposit) If this offer is not accepted, the Seller is to refund the deposit.
20. **DEFAULT:** If Seller defaults in the terms of this agreement, Buyer may pursue legal action to enforce this contract or demand a refund of the deposit and termination of this contract. In the event of default by Buyer, all deposits made hereunder may be forfeited as liquidated damages at Seller's election or alternatively. Seller may retain such deposits as part payment of the purchase price and pursue his legal or equitable remedies hereunder against Buyer.
21. **WIRE FRAUD:** Seller and Buyer are advised that wire fraud is an increasingly common problem. If you receive any electronic communication directing you to transfer funds or provide nonpublic personal information, such as social security numbers, drivers' license numbers, wire instructions, back account number, etc., even if that electronic communication appears to be from a Real Estate Broker, title company or lender, DO NOT reply until you have verified the authenticity of the email by direct communication with

Broker, Title Company or Lender. DO NOT use telephone numbers provided in the email. Such requests may be part of a scheme to steal funds or use your identity.

22. OTHER PROVISIONS: _____

NOTE: It is the Sellers responsibility to pay all state and county property transfer tax unless otherwise stated in this purchase agreement.

23. BUYER(s) SIGNATURE(s): Buyer gives Seller until _____ at _____ AM/PM to accept this offer in writing and agrees that when accepted by Seller it will be considered to be a binding contract. Buyer has received a copy of this document.

BUYER'S SIGNATURE _____

Print Buyer's Name _____

Buyer's Address: _____

Home/Work Phone: _____

Email _____

BUYER'S SIGNATURE _____

Print Buyer's Name _____

Buyer's Address: _____

Home/Work Phone: _____

Email _____

24. Changes/Notes: _____

SELLER'S SIGNATURE _____

U. S. Citizen? ___ Yes ___ No

Print Seller's Name _____

Seller's Address: _____

Home/Work Phone: _____

Email _____

SELLER'S SIGNATURE _____

U. S. Citizen? ___ Yes ___ No

Print Seller's Name _____

Seller's Address: _____

Home/Work Phone: _____

Email _____

Final Acceptance:

BUYER'S SIGNATURE _____

BUYER'S SIGNATURE _____

This form is provided as a service of Searchlight Title Services. Please review both the form and the details of the particular transaction to insure that each section is appropriate for the transaction. Searchlight Title Services is not responsible for the use or misuse of this form or for any misrepresentation or warranties made in connection with this form.

***If any of the contents of this document does not apply, please cross off or mark "waived"**

ADDENDUM TO PURCHASE AGREEMENT

Effective Date: _____

I. The Parties. This Addendum hereby becomes part of the Purchase Agreement between _____ (Buyer”) and _____ (”Seller”) authorized on _____ (”Agreement”) for the property located at [PROPERTY ADDRESS] _____ (”Property”).

II. Amendment(s). Buyer and Seller agree that the Agreement shall be amended as follows:

All other terms and conditions of the Agreement shall remain the same. This Addendum shall go into effect on the date of the undersigned parties.

Buyer’s Signature _____ Date _____
Print Name _____

Buyer’s Signature _____ Date _____
Print Name _____

Seller’s Signature _____ Date _____
Print Name _____

Seller’s Signature _____ Date _____
Print Name _____



**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses 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 from risk assessment or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial):

_____ (a) Presence of lead-based paint and/or lead-based hazards (check one below):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

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

_____ (b) Records and Reports available to the seller (check one below):

_____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

_____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

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*.
***This can be found online at <http://www.epa.gov/lead/pubs/leadpdf.pdf>**

_____ (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 hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Certificate 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 _____ Seller _____ Date _____

Purchaser _____ Date _____ Purchaser _____ Date _____

SELLER DISCLOSURE ACT (EXCERPT)
Act 92 of 1993

565.957 Disclosure; form.

Sec. 7. (1) The disclosures required by this act shall be made on the following form:

SELLER'S DISCLOSURE STATEMENT

Property Address:

	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 below are included in the sale of the property only if the purchase agreement so provides):

	Yes	No	Unknown	Not Available
Range/Oven				
Dishwasher				
Refrigerator				
Hood/fan				
Disposal				
TV antenna, TV rotor & controls				
Electrical system				
Garage door opener & remote control				

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.

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, [1994 PA 295](#), MCL [28.721](#) TO [28.732](#), IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING THAT INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, HOMESTEAD 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: _____

(2) A form described in subsection (1) printed before the effective date of the 2000 amendatory act that amended this subsection that was in compliance with this section at that time may be utilized and shall be considered in compliance with this section until 90 days after the effective date of the 2000 amendatory act that amended this subsection.

History: 1993, Act 92, Eff. Jan. 10, 1994 ;--Am. 1995, Act 106, Eff. Jan. 1, 1996 ;--Am. 1996, Act 92, Imd. Eff. Feb. 27, 1996 ;--Am. 2000, Act 12, Imd. Eff. Mar. 8, 2000 ;--Am. 2000, Act 13, Imd. Eff. Mar. 8, 2000 .