

MAXIMUM EXPOSURE...



Guaranteed Service!



LAKESIDE PROPERTY SHOP
REAL ESTATE MARKETING SPECIALISTS

Brian LaDue
Real Estate Broker



What's Inside...

- ▶ My sample list of buyers for your home
- ▶ My offline and online marketing plans
- ▶ My past sales
- ▶ What my past clients think about me
- ▶ My No Hassle Risk Free Guarantee to you

Let's Get Started!

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BRIAN
LaDue

PRE-LISTING INFORMATION PACKAGE

A Message From Brian LaDue



Thank you for taking the time to review this package. I have sent you these materials in advance of our meeting so that you will know a little more about me and my services, and how they will benefit you.

As you review this material, you will begin to understand that all real estate agents are not alike. Over the years, I've built my business and reputation on doing the very best job for my clients. My goal is your goal; whether it is to sell your home within a certain time frame, sell it with the least amount of inconvenience to you, or sell it for top dollar. I have included in this packet a fair amount of information about my practice to reinforce the fact that I get results by being Hard-Working, Aggressive and Skilled!

Enclosed you will find information regarding:

- A few unique marketing programs that I have created to get your home sold fast and for top dollar
- Details of my No Risk Service Guarantees
- A short list of real buyers looking for a home like yours and much more.

Thank you and I look forward to meeting you!

Brian LaDue

Brian LaDue, Broker-Associate, REALTOR®
Lakeside Property Shop

(586) 873-2242 mobile
brian@lakesidepropertyshop.com
48731 Hayes Road, Shelby Twp. MI 48315



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“

I tell you about myself because I think it is important for you to know who you are doing business with and that you feel comfortable that I have the experience and integrity to handle this important part of your life.

”

Get To Know Brian LaDue

Hi, I'm Brian LaDue, the team leader of Lakeside Property Shop Realtors. As local experts serving the Greater Macomb and Oakland County Areas, my team has over 100 years of combined experience. We specialize in selling homes at the top of the market with the least amount of hassles!

Many agents think their most important job is satisfying their client. I don't think that's true. I believe that satisfying the client is simply the minimum requirement for staying in business. My staff and I work constantly to improve our systems, processes and services to go well beyond the standard level of "service" provided by most agents.

Simply put, our objectives are to sell your home for the most money in the least time, and with the fewest hassles. We want to provide the best service in the industry. Period.

I want to make you so satisfied that you listed your home with me that you will gladly refer me to your friends and family.

To Keep You On Track...

A normal real estate transaction has over 200 separate tasks that require a variety of skills. For this reason I have built a full service real estate team specifically for residential consumers. For the same price as working with a normal agent, my clients can take advantage of buyer specialists, listing specialists, a full marketing department, transaction coordinators, listing coordinators and virtual assistants.

Personally...



Before starting in real estate sales in 1997, I worked for Disney on Ice as a customer service specialist where I met my wife Claire.

While I love the real estate business, my true inspiration is my family. Claire and I have four young children who keep us on our toes (Sophia, Jack, Charlie and Harry).

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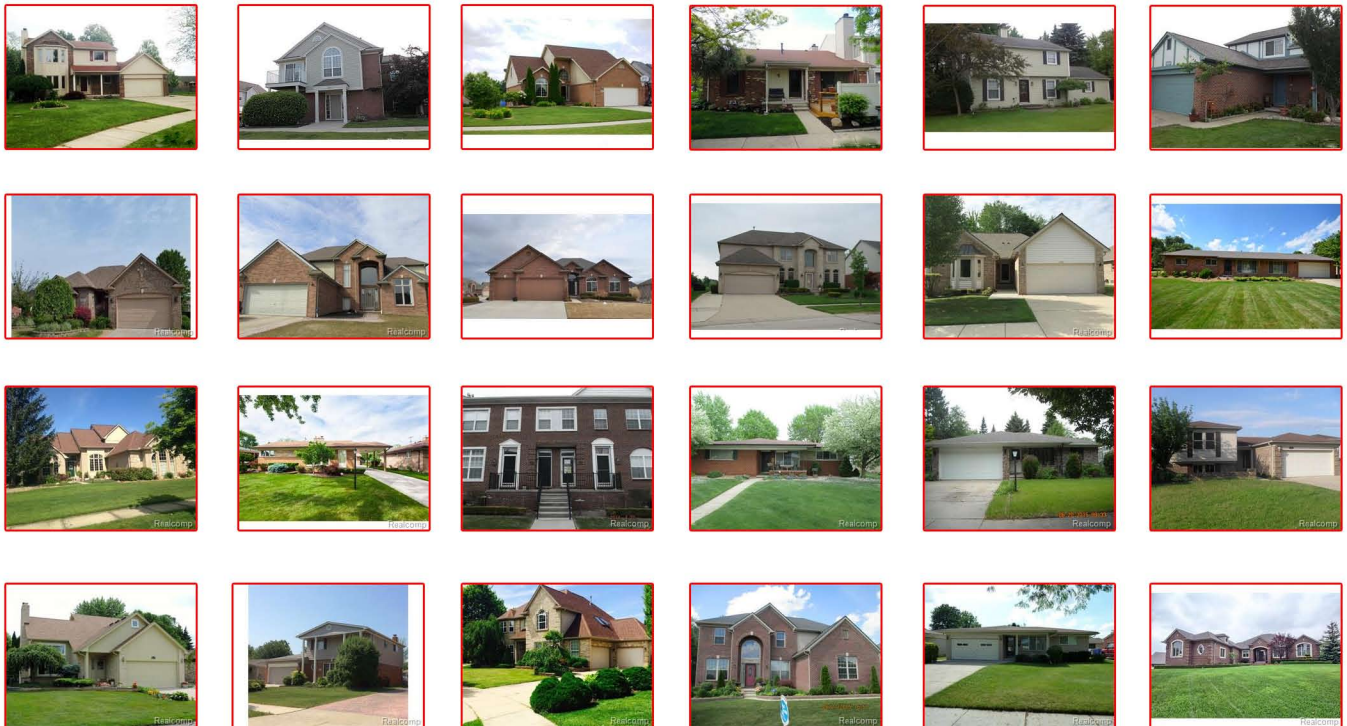
#1

Reason You Hire A Real Estate Agent

Let's face it. The #1 reason why you are inviting me into your home is that you need a buyer. After all, if you had one then you wouldn't need to hire me. My job is to produce that buyer for you.

Targeted List of Buyers For Your Home

Yes, I do have buyers for your home! Here is a short list of the potential buyers, including a photo of where they are currently living. I will provide detailed information to you at our meeting on what I do to ensure these buyers are informed about your home.



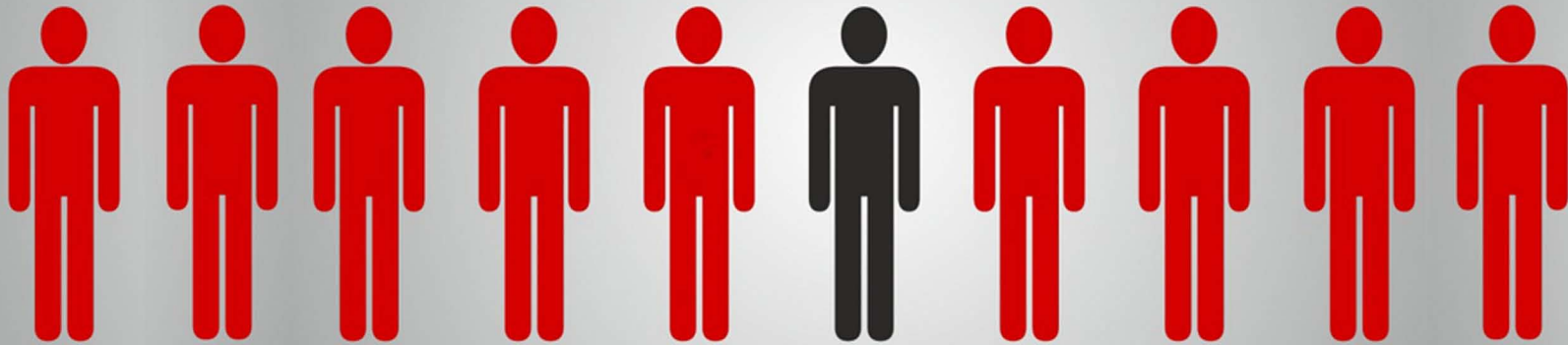
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My Marketing Department In Full Swing For You

9/10 Real estate searches
begin online



My 2 Pronged Marketing Campaign

Rather than just waiting for the phone to ring, I reach buyers with aggressive prospecting methods. One of the reasons I have a marketing department is to employ the technical side, that captures 90% of buyers, as well as the traditional marketing approach. Nothing is left to chance.

I spend on average \$1,200 marketing your home versus the average agent that spends under \$200.

My #1 job is to find the right buyer at the right price for you and this is how I do it.



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Here's what I
PROMISE
TO DO FOR YOU



Maximum Internet Exposure

FACT VS. FICTION

- When it comes to online marketing many agents will try to convince you they have the "secret sauce."
- The fact is, every agent's listing is syndicated out by the MLS to 100's, if not, thousands of websites.
- The fact is, if a buyer is shopping online and your home matches their criteria, it would be almost impossible for them not to find your home.

realtor.com®

Plus over 6,000 Individual Agent and Company Websites



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Marketing Your Home With Social Media



Another technology that I embrace is social media.

Although real estate listings have jumped from paper to websites, social networking sites have provided a more personalized approach to selling homes.

I have included Facebook and other social medias to market my properties and zero in on your home's target audience. You expect no less.

Inside The Numbers

Results:

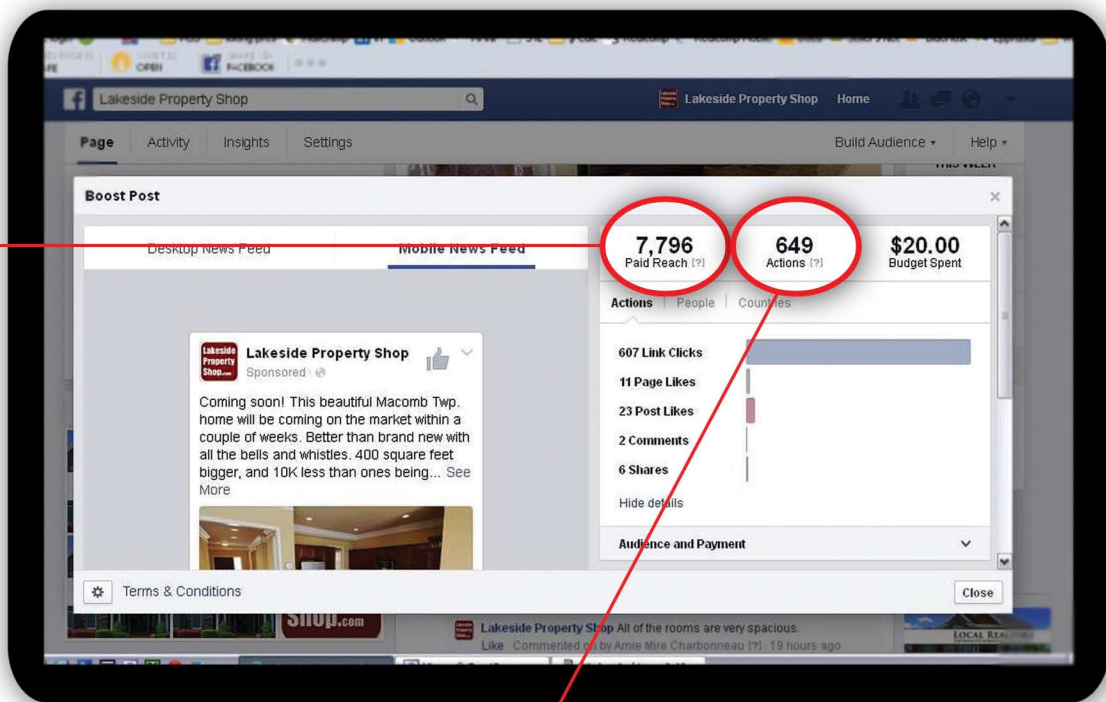
This 2 day marketing plan reached 7,796 potential buyers for this home.

Organic:

Another 1,624 came from my followers on facebook.

Over the course of 2 days we were able to get 1,145 click throughs / views of this home.

As a result we had 4 private showings and 2 Realtor showings.



- 1 2 3 4

Someone knows someone that knows someone that knows someone looking for a home to buy in your area! This is just one way I am going to find them.

01/26/2015 4:53 pm	How do you keep your kids (and your computer and devices) safe online? Check out this great article	39	Organic 1,624	Post 7,796
01/26/2015 1:45 pm	Coming soon! This beautiful Macomb Twp. home will be coming on the market within a couple of	9.4K		42



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Here's what I PROMISE TO DO FOR YOU

Not Everyone Uses The Internet To Look For Homes

Not only do I have the most comprehensive internet marketing program to help sell your home, but I also mail just listed postcards and a local newspaper directly to over 25,000 people who may be looking for a home like yours or may know of someone who does. I send them every month until your home is sold!



The main reason I publish THE SHELBY LOCAL REAL ESTATE AND COMMUNITY NEWS is to promote my client's listings. I harness my 25,000+ monthly readers to produce more showings which helps me to sell my listings quicker. My readers or someone they know may be looking for a home just like yours!

I offer this free of charge exclusively for my clients and it is a great tool to showcase your home to a large pool of potential purchasers.

You can download my current issue at: www.theshelbylocal.com

My unique approach to marketing homes produces more showings, quicker sales and higher sales prices with the least amount of hassles for you!

\$479,900 Shelby @ 25/Jewell 3900 square feet • 4 car garage 3/4 acre lot • pics and details www.11352lansley.info	\$149,900 Shelby @ 22/Hayes 1300 square feet • basement Heritage Condo • pics & details www.49865jefferson.info	\$349,900 Washington @ 29/Schoenher 2250 square feet • 3+ acres pole barn • pond • pics & details www.polebarnhome.info	\$424,900 Shelby @ 25/Deq 2800 square feet • 1400 sqft finished basement • pics & details www.2028barberry.info
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Specializing in Shelby Realtor Brian LaDue
CONTRIBUTOR & COMMISSIONER
THE SHELBY LOCAL
SHELBY COMMUNITY NEWS

Shelby Homes Are Up 9% From 2014
I have buyers for all different price ranges. Call and I'll share my list with you.
For a **GUARANTEED** No Hassle Home Sale...
Call Brian (586) 873-2242 Today!
www.RiskFreeHomeSale.com

Aggressive Proactive Marketing Approach GUARANTEED!

My Office Locations:
42511 Hayes Road Shelby Twp, MI 48315

Testimonials:
Mindy Rios: SOLD in Asking Price! Great TEAM for ease price of a single agent.
Tony Levell: I had 4 showings over 3 months with another agent. Brian SOLD in 8 days for 10% of asking price.
Marta Moscato: Great marketing and customer service. SOLD in 27 days at full asking price.

When you sell your home with me, I will design and send a postcard with your home and your home's unique website to over 25,000 potential buyers every month until it is sold.

Fact is, most real estate agents don't come close to the amount of advertising that I do to sell your home.

My #1 job is to find you a buyer and I spare no expense to do just that.

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Corporate Relocation Client List

Many times your buyer may be moving in from another state. We generate leads and direct relocating buyers to your home. We assist employees of these companies in home sales and home finding.

- | | | | | |
|----------------------------|-----------------------------|---------------------------|----------------------------|----------------------------|
| AAA Michigan | Cigna Corporation | Hewlett Packard | National Equity | Storage Technology |
| ABB Metallurgy | Citicorp | Homerica | Nationwide Insurance | Sunbeam |
| AT&T | Comerica Bank | Home Depot | Nestle, Inc. | Superior Products |
| Abbott Labs | CompuWare | Hyperion Software | Novamax Technologies | Target Corporation |
| ACO | Consumer's Energy | I.A.M.S. Corporation | Oakwood Healthcare | Taubman |
| Adolph Coors Company | CoStar | IBM | OnStar | Texas Commerce Bank |
| All Points Relo Center | Costco | ITT | Orion Relocation | TheMIGroup |
| Altair | Cummins | Ingersoll Rand | Owens Corning | J. Walter Thompson |
| American Airlines | Dearborn Board of Edu. | Intersolv | Pace Magazine | Thompson Software |
| American Express Financial | Deere | J. C. Penney Co. | Paine Webber | T-Mobile |
| American Axle | Deloitte & Touche | Johnson Controls | Panasonic | Tower Automotive |
| Ameriprise | Delphi Corp. | Kellogg's | Paragon Decision Resources | Tranquility Relocation |
| Ameritech Publishing | Detroit Diesel | Kelly Services | Peoples Community Hospital | TRW |
| Anderson Consulting | Detroit Edge Tool | Ken's Foods | Pfizer | Turner Construction |
| Anheuser-Busch, Inc | Detroit Medical Center | Kissell | Plante & Moran, LLC | United Auto Workers |
| Armstrong Industries | Disney World | Kraft Foods | Proctor & Gamble | UNISYS |
| Arvin Meritor, Inc. | DuPont Automotive | Kroger | Program Products Corp. | Upjohn Pharmacia |
| Autocon Dynapath CNC | E & L Transport | Lawyer's Title | Providence Hospital | U.S. Relocation |
| AutoZone | Eastman Kodak | Lear Corp. | Rayovac | Verbatim |
| Avery Dennison | EDS Corp. | Lending Tree | Regent Lighting | Verex |
| BAE Systems | Enterprise Rent-A-Car | Lionel, L.L.C. | Relocation America | Vickers |
| Barton Mallow | Espey Huston | Lomas Mortgage | The Relocation Group | Village Green Companies |
| BASF | Farm Bureau | Lowe's | RELO Direct | Villages Relocation |
| BE Areospace | Farmers Insurance | Lumonics | Relocation Solutions | Advantage |
| Benteler Automotive | Federal-Mogul Corp. | Magma | Reynolds Aluminum | Visteon Corp. |
| Best Buy | Federal Reserve - Phil. | Maritz | Rockwell International | Volkswagen |
| Botsford Hospital | FifthThird Bank | Marshalls | Rogue Wave Software | Wachovia |
| Black and Veech | First Chicago Bank | Masco Cabinetry | S.C.C. Asset Management | Walgreens |
| Blue Cross/Blue Shield | First of America Bank Corp. | Masco Industries | St. Joseph's Mercy of | Walker Parking Consultants |
| Borg Warner Corp | Forward Mobility | Martin Marietta | Macomb | Jervis B. Webb |
| Brookfield Relocation | Ford Motor Company | Marriott Corporation | Sears | Weichert Relocation |
| Brunswick | Ford/UAW | Massachusetts Mutual | Service Master | Resources |
| Cambridge Scientific | FreddieMac | Mazda | Severstal | Westinghouse Corporation |
| Campbell and Company | Garlock Industries | McDonnell-Douglas | Siegal Robert | Wheeling-Pittsburgh Steel |
| Cargill | General Dynamics | Merck | Siemens Automotive | Worldwide Relocation |
| Carlex | General Motors | Metalsa | Signature Relocation | Young & Rubicam |
| Cartus Mobility | Hallmark | Merillat Industries, Inc. | Simpson Industries | |
| Casco Products | Hayward Brown, Inc. | Midway Products | SIRVA Relocation | |
| Celanese | Henry Ford Museum | Motorola | Southwestern Bell | |
| Chrysler | & Greenfield Village | Motor Quest of Dearborn | Sparton Corporation | |
| | Hercules, Inc. | National Residential | State Farm Insurance | |
| | | | Steelcase | |



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Recently **SOLD** by Brian LaDue



11214 Runyan Lane, Shelby Twp
SOLD for 98.3% of asking
SOLD in 28 days



28005 Lansdowne, Harrison Twp
SOLD for 100% of asking
SOLD in 2 days



49229 Golden Park, Shelby Twp
SOLD for 100% of asking
SOLD in 11 days



23109 Golf Run, Macomb Twp
SOLD \$100 over asking
SOLD in 39 days



54210 Michele Lane, Shelby Twp
SOLD \$100 over asking
SOLD in 24 days



43625 Vintners, Sterling Heights
SOLD 98.6% of asking
SOLD in 3 days



13381 Cousins Ct, Washington
SOLD \$98.2% of asking
SOLD in 7 days



54585 Salem Drive, Shelby Twp
SOLD 98.5% of asking
SOLD in 19 days

I Get **2.4% More** Than The Average Agent For My Listings!



46780 Springwood, Macomb Twp
SOLD for 98.7% of asking
SOLD in 22 days



20012 Windemere, Macomb Twp
SOLD \$2,100 over asking
SOLD in 12 days



50751 Torrey Pines, Macomb Twp
SOLD for 100% of asking
SOLD in 21 days



42714 Colorado, Clinton Twp
SOLD \$3,700 over asking
SOLD in 39 days



46170 Jefferson, Chesterfield Twp
SOLD for 100% of asking
SOLD in 11 days



51614 Rivard, New Baltimore
SOLD \$1,100 over asking
SOLD in 34 days

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Here's What My Clients Are Saying Behind My Back



"I could not be happier with my experience with The Brian LaDue Home Selling Team. They were all so professional and wonderful, and I greatly appreciate all of their hard work. I originally didn't understand how beneficial it is to work with a team rather than an individual realtor, but now I do. Each person on their team focused on a different part of the process, and as a result, I got amazing service and the ball was never dropped. They always had time to focus on my needs, and I would highly recommend them to anyone."

~ Deborah Fox

"Other Realtors we interviewed told us we would never get anywhere close to full asking price for our home, and that if we listed it for what we wanted to, it would sit on the market indefinitely. Luckily, I hired Brian and he had our home sold in less than two weeks for almost full price. I'm so glad I didn't listen to those other agents because they would have advised me to sell for less, and I would have ended up with less money in my pocket. Brian's team was great to work with and very responsive, and we have already used them again to purchase our new home. They really know what they're doing, and I'd recommend them to anyone."

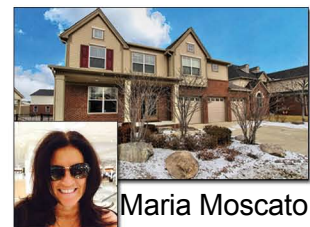
~ Paul and Emily Jellison



Brian was very quick to push and market my home. I had my home on the market for 8 months before with another Realtor, and we got very few showings. Brian's team sold my home in under 30 days through their guaranteed sale program, and we were able to purchase our dream home. I was very impressed by their professionalism, aggressiveness, and advertising exposure."

~ Todd Roos

Working with Brian was a wonderful experience. I needed to relocate out of state, and had to sell my home rather quickly. I was worried that I would not be able to get enough to pay off my mortgage because the value of homes had dropped with the economy. Brian sold my home quickly, and got a great price! I was able to move and could not be happier! Thanks again Brian, you did a wonderful job!



Maria Moscato

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My No Risk Home Sale Guarantee



What's your biggest fear when you list your home with a real estate agent? It's simple. You worry about being locked into a lengthy listing agreement with a less than competent real estate agent, costing your home valuable time and exposure on the market.

Well, worry no more. I will take the risk and the fear out of listing your home with me. I believe that if you are unhappy with the service you receive, you should have the power to fire your agent.

It takes a strong belief in the quality of one's service to make this kind of stand, but I never settle for less than the highest professional standards from myself and my team. I am confident you will be happy with my service and results. That's the simple truth. I always stand behind my service.

My Communication Guarantee

I recognized a need to remove yet another fear that most sellers have (especially if they've had a bad experience).

The #1 complaint homeowners have about their listing agent is the lack of communication. Many sellers have reported that they had listed their homes with an agent and almost never heard from them again! I don't understand how those agents are able to stay in business, but I guess it does happen.

I take pride in my open lines of communication both with my buyers and my sellers. I contact my sellers each week and I use this time to update you about the feedback I have received from agents who have shown your home and any changes in the local real estate market which might affect the sale of your home. This is also a great time to answer any questions you may have.

As you can tell, I am serious about communicating with my clients! So serious, in fact that I am willing to guarantee that my clients who have signed a listing agreement with me will hear from me every single week. If there is ever a week where you do not hear from us with an update on the marketing of your property, I will give you \$100 in cash at closing. And I will give you \$100 for EACH TIME it happens!

Since I began practicing Real Estate, I've never had to pay anyone on my Communication Guarantee. And I will work hard to keep that from happening! You have my word on it!



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Keeping You In The Know!

How would you like to know what is happening with your home sale at all times? I will have a seller report system all set up for for. You can log in to a secure website anytime of day or night and see your property's transaction history, agent feedback and more. This is just another way for me to stay in touch with you throughout the entire sales process. My clients love it and you will too.

LPS
LAKE SIDE PROPERTY SHOP
Real Estate Marketing Solutions

Listing Service Report for 54585 Salem Dr.

Date: July 13, 2014
Prepared For: Gary & Suzanne Fisk
Prepared By: Brian Ladue
Property Address: 54585 Salem Dr., Shelby Twp., MI, 48316
MLS #: 21402787
Web Link: <https://www.realtyjuggler.com/secure/SR75093&Opt>

General
Ask Price: \$439,900
Keys in Lockbox
Lockbox #:
Yard Sign Up: Apr 2, 2014

Parties
Seller: Fisk, Gary
Sponsor: Suzanne
54585 Salem Dr., Shelby Twp., MI, 48316
Last Contacted on: September 25, 2014

Praramotions
Web Site Description: Post listing on Facebook and other social media
Date Ordered: April 2, 2014
Run Date: April 3, 2014

Mailing
Description: Mail 10,000 newspapers \$450
Date Ordered: April 17, 2014
Run Date: April 18, 2014

Email
Description: Email listing to all active buyers \$40
Date Ordered: April 2, 2014
Run Date: April 3, 2014

Email
Description: Email listing to top agents \$40
Date Ordered: April 2, 2014
Run Date: April 3, 2014

Showing and Feedback

Showing and Inquiries

Rate Price: Just Right
Rate Exterior: Well Maintained
Rate Interior: Average
Notes: Home showed well, not the right style for client. Thank you for the showing.

June 23, 2014 3:30PM Status: Visited
Appointment Confirmed: Yes
Follow-Up Date: Jun 27, 2014
Purpose of Showing: Client/Showing
Notes: Left 2 messages for agent for feedback. No response.

July 8, 2014 6:30PM Status: Visited
Appointment Confirmed: Yes
Follow-Up Date: July 9, 2014
Purpose of Showing: Client/Showing
Interest: None
BEST Aspect area
WORST Aspect: layout
Rate Price: Just Right
Rate Exterior: Well Maintained
Rate Interior: Well Maintained
Notes: Home showed beautifully. Possible interest with buyer.

Completed Tasks

April 2, 2014 Weekly market update call
Category: Listing Actions - Pre MLS Entry

April 2, 2014 Order title commitment
Category: Listing Actions - Pre MLS Entry

April 2, 2014 Activate seller home warranty protection
Category: Listing Actions - Pre MLS Entry

April 2, 2014 Create Broker Demand for title company
Category: Listing Actions - Pre MLS Entry

April 2, 2014 Upload into One Drive completed by Amie
Category: Listing Actions - Pre MLS Entry

April 2, 2014 Email all listing documents to client with welcome email
Category: Listing Actions - Pre MLS Entry

April 2, 2014 Enter into MLS and make active
Category: Listing Actions - Pre MLS Entry

I have provided a sample seller report on my website that you can see at:

www.lakesidepropertyshop.com/reports

- ▶ buyer feed back
- ▶ expedited marketing
- ▶ executed documents
- ▶ transaction history and more

Updated daily!

“

Our open lines of communication and your permission to be honest with you will create a truly synergistic environment where we are all able to do what is necessary to sell your property in the shortest amount of time and for the most amount of money!

”

~ Brian Ladue

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Questions

Selling your home is a complex process, and it's only natural for you to have some questions and concerns. Please don't hesitate to ask any question that you may have. When it comes to selling your home, there is no such thing as a dumb question!

Please note any questions you have so that I can address them during our meeting:

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

7 _____

8 _____

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What You Will Need When We Meet:

Please have the following information available when we meet.

*if applicable

The last section of my Pre-Listing Package will help us when we have our appointment. There are a few questions to answer and some items to gather. These items are needed to complete our state regulated forms and to help me better communicate the benefits of your home.

- o Current payoff amount on your home as well as any second mortgages or liens*
- o Important information regarding easements, permits, leases etc attached to the property*
- o Past land surveys (if available)
- o All deeded owners present
- o Extra key
- o House plans (if available)
- o A list of features that you think would induce a buyer to purchase your home.
Please include the cost of upgrades on large ticket items and dates completed*
- o Completed Seller's Disclosure Statement - please print the last 2 pages of this package
(Mandated by the State of Michigan for home sales)
- o Copy of Homeowner's Association By-Laws (if applicable)
- o Name and phone number of Property Management Company (if applicable)
- o Most recent appraisal (if available)
- o Most recent inspection reports of the property (well, septic, home) ~ (if available)

Seller's Disclosure Statement

Property Address: _____ MICHIGAN
Street Municipality, Village or Township

- 8. Electrical system: Any known problems?
9. History of Infestation, if any: (termites, carpenter ants, etc.)
10. Environmental problems: Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property.
11. Flood Insurance: Do you have flood insurance on the property?
12. Mineral Rights: Do you own the mineral rights?

Other Items: Are you aware of any of the following:

- 1. Features of the property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property?
2. Any encroachments, easements, zoning violations or nonconforming uses?
3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others), or a homeowner's association that has any authority over the property?
4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors?
5. Settling, flooding, drainage, structural, or grading problems?
6. Major damage to the property from fire, wind, floods, or landslides?
7. Any underground storage tanks?
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.?
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge?
10. Any outstanding municipal assessments or fees?
11. Any pending litigation that could affect the property or the Seller's right to convey the property?

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 conditions 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 the Broker's Agent.

Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.

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 SUCH 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, PRINCIPAL RESIDENCE EXEMPTION INFORMATION AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller Date

Seller Date

Buyer has read and acknowledges receipt of this statement.

Buyer Date Time

Buyer Date Time

Disclaimer: This form is provided as a service of the Michigan Association of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The Michigan Association of REALTORS® is not responsible for use or misuse of this form for misrepresentation or for warranties made in connection with the form.