



LISTING AGREEMENT FOR TRADITIONAL AGENCY

Listing Date: October 01, 2025 Listing Expiration Date: 11:59 p.m. October 01, 2026
The Contract Date shall be the latter of the Listing Date in above or the Seller's signature date below.

1. PARTIES: This contract is made between John Doe, Jane Doe (the Seller)
and Gold Realty "REALTOR/Brokerage firm" hereinafter referred to as (Broker).

2. PROPERTY: I/We, the undersigned Seller, hereby grant to the undersigned Broker the exclusive right to sell the Property located at: 123 Main Street, Anytown, MI 12345

House Number, Street Name, City, Zip Code

Post Office Address if Different

located in ☒ City, ☐ Township, ☐ Village Anytown, County Any County, Michigan
and legally described as SEC 22 T1N R6E COMME 1/4 COR TH S87*12'15" W 515.62 FT, TH CONT. S87-12-15 W 185.00 FT, TH N 02-47-45 W 175.00 FT, TH N 87-12-15 E 66.92 FT,

and tax code(s): 16-22-200-022 (the Property).

3. FIXTURES AND IMPROVEMENTS: All improvements and appurtenances are included in the purchase price, if now in or on Property, including but not limited to the following: all buildings; landscaping; lighting fixtures and their shades and bulbs; ceiling fans; hardware for draperies and curtains; window shades and blinds; built-in kitchen appliances; drop-in ranges; wall to wall carpeting, if attached; all attached mirrors; all attached TV mounting brackets; all attached shelving; attached work benches; stationary laundry tubs; water softener (unless rented); water heater (unless rented); incinerator; sump pump; water pump and pressure tank; heating and air conditioning equipment (window units excluded); attached humidifiers; heating units, including add-on heating stoves and heating stoves connected by flue pipe; fireplace screens, inserts, and grates; fireplace doors, if attached; liquid heating and cooking fuel tanks if owned by Seller; TV antenna and complete rotor equipment; satellite dish; all support equipment for inground pools; screens and storm windows and doors; awnings; installed basketball backboard, pole and goal; mailbox; flagpole(s); fencing, invisible inground fencing and all related equipment, detached storage buildings; underground sprinkling, including the pump; installed outdoor grills; all plantings and bulbs; garage door opener and control(s); and any and all items and fixtures permanently affixed to the Property; and also
Includes: List items that come with the home. EX: Washer, Dryer, Dishwasher

(address growing crops).

Except the following reserved items: Anything you want to make sure is NOT included. EX: Dining Room chandelier, etc.

Rented Items (including name of Vendor):

4. PRICE: Broker is authorized to sell the above described Property for the sum of \$500,000.00 ☒ Cash;
☒ Conventional Mortgage; ☒ FHA; ☒ VA; ☐ Land Contract; ☐ Purchase Money Mortgage or ☐ Other

5. POSSESSION: The Buyer shall have possession When you want the buyer to take possession. closing.

6. PARTICIPATION IN MULTIPLE LISTING SERVICE (MLS): Broker promises to use reasonable efforts to find a Buyer for the Property upon the terms and conditions set forth herein. Broker is hereby authorized to file this listing with the MLS of the Real Estate Information System of Southwestern Michigan and provide them with the following: (1) a copy of this listing agreement; and (2) any changes to this listing agreement; and (3) after the closing, sales information including sale price, which may be publicly displayed by the MLS.

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7. LISTING BROKER COMPENSATION: Parties agree the Brokerage fee for services rendered is not set by law and is fully negotiable. Seller agrees to pay to Broker \$ 899.00 or % of the sale price (or rental payments in the event of a lease), whichever is greater, and \$, collectively, the Brokerage fee, in the event that any one of the following occurs:

- a. The Property or a substantial interest in the Property is sold, leased or exchanged during the term of this listing agreement.
- b. During the term of this listing agreement, Broker or any authorized representative listed in paragraph 8 below produces a Buyer ready, willing, and able to purchase, lease or exchange the Property or a substantial interest in the Property, on the terms and conditions set forth herein or any other terms which Seller has agreed to in writing.
- c. The Property or a substantial interest in the Property, is sold, leased, or exchanged pursuant to a listing agreement which was entered into by the Seller during the term of this listing agreement.
- d. The Property or a substantial interest in the Property, is sold, leased or exchanged by anyone other than a licensed real estate Broker, within months after the expiration or cancellation of this listing agreement to a party with whom the Seller, Broker, or the agent of either had negotiations relating to the Property, or had any oral or written contact as a prospective Buyer for the Property during the term of this listing agreement.
- e. The Property or substantial interest in the Property is sold, leased or exchanged with a third party pursuant to a right of first refusal or similar contractual right exercised as a result of the Seller accepting a written offer during the term of the listing agreement.

8. SHARED COMPENSATION WITH BROKER PROCURING BUYER: Whether the Listing Broker will offer a portion of the Listing Broker's compensation set forth in paragraph 7 above to the Brokerage firm producing the Buyer is wholly within the Seller's discretion and is not fixed, controlled or recommended by law, the MLS or otherwise. Seller directs Brokerage Firm to (indicate by initialing): 100% upto you. Not required.

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- a. Offer a portion of the listing Broker's commission to the Brokerage firm producing the Buyer while acting as a subagent of Seller. Said offer of compensation shall be % of the sale price or \$.
- b. Offer a portion of the listing Broker's commission to the Brokerage firm producing the Buyer while acting as a Buyer's agent. Said offer of compensation shall be % of the sale price or \$.
- c. Offer a portion of the listing Broker's commission to the Brokerage firm producing the Buyer while acting as a transaction coordinator or working with the Buyer in another non-agency capacity. Said offer of compensation shall be % of the sale price or \$.
- d. Not offer any portion of the listing Broker's commission to the Brokerage firm producing the Buyer.

9. SELLER CONCESSIONS: In addition to the compensation offered by Brokerage Firm pursuant to paragraph 8 above, if any, Seller ☐ does or ☒ does not authorize Brokerage Firm to advise potential Buyers and their agents that Seller may be willing to consider Seller concessions. This invitation is contingent upon all other terms of the offer being acceptable to Seller in their sole discretion. This invitation ☒ shall or ☐ shall not be disclosed in the MLS.

10. POTENTIAL CONFLICT OF INTEREST WITH BUYERS: The Broker also enters into contracts with persons who wish to purchase Property. Such person is referred to as a Buyer Client. If a Buyer Client of the Broker shows interest in your Property, the Broker is authorized to act as a Disclosed Dual Agent pursuant to the attached Dual Agency Consent Addendum and pursuant to a Dual Agency Agreement, which will be signed by Seller and Buyer at the time an offer to purchase is presented. ☐ Yes or ☐ No

11. TITLE: Seller warrants that Seller holds good and merchantable record title to the premises and will be able to convey such title by good and sufficient warranty deed. In the event that Broker produces a Buyer upon the terms and conditions set forth herein, Seller agrees to convey the Property by a good and sufficient warranty deed upon payment of the purchase price. Seller agrees to furnish an owner's policy of title insurance in the amount of purchase price. Such policy of title insurance shall be subject to such easements and restrictions of record which do not unduly burden the premises but shall be free from all other liens or encumbrances.

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12. SIGNS/MEDIA: Broker is hereby authorized to place a “For Sale” sign on the Property and remove all other “For Sale” signs. Broker may also advertise the Property through any other media. Seller acknowledges and understands that the use of such advertising may result in the disclosure to third parties of contents within the Property. For Virtual Office Websites, the Seller will allow Automated Valuation Models ☒ Yes or ☐ No; Public Comments on their Listing ☒ Yes or ☐ No.

13. PUBLIC MARKETING: Broker agrees to use reasonable efforts to find a Buyer for the Property upon the terms and conditions set forth herein. Public Marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, Brokerage website displays (including IDX and VOW’s), digital communications marketing (email blasts), multi-Brokerage listing sharing networks, applications available to the public, and Property showings. Public Marketing will begin no later than one business day from the Contract Date or will be delayed until on or before _____ (Public Marketing Date).
BROKER AND SELLER SHALL NOT PUBLICLY MARKET THE PROPERTY UNTIL THE PUBLIC MARKETING DATE.

14. SUBMISSION OF OFFERS: At any time after an offer has been accepted by the Seller, Seller can direct Broker to either: (1) no longer market the Property nor present further offers to Seller, or (2) continue to market the Property and present all offers to Seller up until closing.

15. ACCESS: Seller agrees to provide Broker and Cooperating Brokers reasonable access to the Property, including all improvements on the Property for the purpose of exhibiting the Property to prospective Buyers and for service providers to perform services in conjunction with a proposed sale of the Property. Broker may place a keybox on the Property. Seller shall indemnify and hold harmless Broker, Broker’s agents, Cooperating Brokers and their agents and service providers from any and all liability for any reason as a result of injury to person(s) or damage or loss to Property arising out of the Seller’s grant of access pursuant to this paragraph.

16. INQUIRIES: ~~Seller agrees to refer all inquiries received during the listing agreement to the listing Broker.~~

17. NON-DISCRIMINATION: Broker and Seller agree that, as required by law, discrimination because of race, color, religion, national origin, sex, marital status, age, familial status, disability, sexual orientation, gender identity or expression, height, and weight of the parties hereto with respect to the sale or lease of this Property is prohibited. Local ordinances may offer protection against additional discrimination.

18. LETTERS OF INTRODUCTION: A potential Buyer may submit an introductory letter along with their offer to purchase the Property. Seller acknowledges that the consideration of the information contained in such letter in evaluating the offer to purchase may violate federal and/or state fair housing laws. Seller directs Broker to remove introductory letters from offer package before presenting.
☐ Yes or ☐ No

19. REPRESENTATIONS: Seller hereby acknowledges that Broker is relying upon the representations, whether oral or written, made by the Seller with respect to the Property. Seller warrants to Broker that any representations Seller has made or shall hereafter make are true and Broker is authorized to make such representations to prospective Buyers. Furthermore, Seller understands and agrees that Broker shall not disclose information learned during the course of any prior or pending business or real estate relationship. Broker’s failure to disclose such information shall not constitute a breach of any fiduciary duty owed by Broker to Seller.

20. UNPLATTED LANDS: If this is an unplatted parcel, the Seller agrees to grant to the Buyer the right to make _____ division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967. 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 the 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. If this parcel is a new division, ☐ Seller represents that this parcel, along with the above stated number of divisions, has been approved by the local municipality, or ☐ this sale is subject to said municipal approval.

21. LEAD-BASED PAINT: As represented by the Seller (*choose one*), ☐ this house was built in 1978 or later and is therefore exempt from Federal Regulation regarding Lead-Based Paint Disclosures, OR ☐ this house was or may have been built before 1978 and is subject to the Federal mandated regulations regarding Lead-Based Paint hazards as referenced on the attached L2 & L3 Disclosures.

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22. SELLER DISCLOSURES: Seller is hereby notified that Michigan law may require that the Seller disclose to a prospective Buyer any violations of law or material defects in the Property. Seller warrants to Broker that there are no known material defects or violations of law except: Any defects or violations on record (rare)

In the event that Seller should hereafter discover that such a violation or defect exists, Seller agrees to immediately inform Broker, in writing, of the nature of the violation or defect. The Seller is hereby advised that if there is any violation of law or material defect in the Property, the Seller should seek the advice of legal counsel to protect the Seller from potential liability. Seller agrees to hold Broker and its agents and subagents, harmless of any damages or costs, including reasonable attorney fees, that may occur because of Seller's failure to disclose such violations or defects. As required by Michigan law, the Seller agrees to provide the Buyer a "Seller's Disclosure Statement of Property Condition" prior to accepting a Purchase Agreement from the Buyer, unless the Seller's Property is exempt under the law.

23. EARNEST MONEY: In the event that Seller enters into a Purchase Agreement and the Buyer defaults or refuses to complete the sale as provided by the Purchase Agreement, the Seller may elect to terminate the Purchase Agreement in writing and retain the earnest money deposit as liquidated damages. In the event that the Seller makes this election, the earnest money deposit shall be used to pay expenses incurred as a result of the Purchase Agreement, such as title work, termite inspection, document preparation, other inspections and other such expenses. The balance of the deposit will be dispersed as agreed to in writing by the Seller and Broker. Seller acknowledges that Broker cannot release the earnest money if there is a dispute between the Seller and a Buyer regarding the earnest money.

24. ELECTRONIC COMMUNICATIONS: The parties agree that this Listing Agreement, any amendment or modification of this Listing Agreement or any other written notice or communication in connection with this Listing Agreement may be delivered or given by sending or transmitting it by electronic mail or by fax. Any such communication shall be deemed delivered at the time it is sent or transmitted. The parties agree that the electronic signatures and initials shall be deemed to be valid and binding upon the parties as if the original signatures or initials were present in the documents in the handwriting of each party. All electronic mail shall be delivered to the Seller at the following address: JohnDoe@gmail.com

All electronic mail shall be delivered to the Broker at the following address: _____
Either party shall provide the other with notice of any change of electronic mail addresses.

25. WIRE FRAUD: If you receive any electronic communications directing you to transfer funds or provide nonpublic personal information, EVEN IF THAT ELECTRONIC COMMUNICATION APPEARS TO BE FROM BROKER OR TITLE COMPANY, do not respond until you have verified the authenticity by direct communication with Broker or Title Company. **Do not rely on telephone numbers provided in the email.** Such requests may be a scheme to steal your funds or identity.

26. HOME SURVEILLANCE: Seller understands use of an audio surveillance device during showings, open houses or inspections of the Property may result in a violation of state and/or federal criminal wiretapping statutes.

27. OTHER PROVISIONS: This listing agreement, and the exhibits and attachments specifically referred to herein, constitutes the entire understanding of the parties and there are no other agreements, express or implied, except **Limited Service Listing. \$899 to list in MLS. Oayment due at time of listing approved by the seller and goes "live". No commission to Listing Agent. Can cancel contract at anytime. All inquiries will be directed to seller.**

28. WITHDRAWAL: In the event the Seller withdraws this Property from the market prior to the expiration of this agreement, Broker shall be entitled to a fee of \$ or reimbursement of actual expenses, whichever is greater.

29. COUNTERPARTS: The undersigned Seller represents that all parties in title are a signatory on this agreement. If more than one person or entity executes this listing agreement as Seller, the term Seller shall refer collectively to all the signatories and the representations, warranties and other provisions of this agreement shall be jointly and severally the responsibility of each and every signatory. This Agreement may be signed in any number of counterparts with the same effect as if the signature of each counterpart were upon the same instrument.


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30. LIMITATION ON ACTION: Seller and Brokerage firm agree that any and all claims or lawsuits between the parties relating to this listing agreement must be filed not later than six (6) months after the date of termination of this listing agreement. The parties waive any statute of limitations to the contrary.

31. CITIZENSHIP: Seller is a United States Citizen or Resident Alien (choose one): ☐ Yes ☐ No. If Seller is not a U.S. Citizen or Resident Alien, there may be tax implications and Seller is advised to seek professional advice.

32. SELLER HEREBY ACKNOWLEDGES THAT THE SELLER HAS READ THIS LISTING AGREEMENT CONSISTING OF 5 (FIVE) PAGES AND HAS RECEIVED A COMPLETED COPY OF THIS AGREEMENT.

ACCEPTED BY:

 Michael George Lirones 09/16/2025
REALTOR® Signature Date

Michael Lirones
REALTOR® Printed Name Phone #

 John Doe 09/16/2025
Seller Signature Date

John Doe
Seller Printed Name Phone #

Gold Realty
Listing Brokerage Firm Phone #

 Jane G Doe 09/16/2025
Seller Signature Date

Jane Doe
Seller Printed Name Phone #

Seller's Mailing Address: _____

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

Seller's Disclosure Statement

Property Address 123 Main Street Anytown 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 areas 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 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 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 PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

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

	Yes	No	Unknown	Not Available
Range/oven	X			
Dishwasher	X			
Refrigerator	X			
Hood/fan	X			
Disposal	X			
TV antenna, TV rotor & controls				X
Electrical system	X			
Garage door opener & remote control	X			
Alarm system	X			
Intercom				X
Central vacuum				X
Attic fan				X
Pool heater, wall liner & equipment				X
Microwave	X			
Trash compactor				X
Ceiling fan	X			
Sauna/hot tub				X

	Yes	No	Unknown	Not Available
Washer	X			
Dryer	X			
Lawn sprinkler system	X			
Water heater	X			
Plumbing system	X			
Water softener/conditioner				X
Well & pump				X
Septic tank & drain field				X
Sump pump	X			
City water system	X			
City sewer system	X			
Central air Conditioning	X			
Central heating system	X			
Wall Furnace				X
Humidifier				X
Electronic air filter				X
Solar heating system				X
Fireplace & chimney	X			
Wood burning system				X

Explanation (attach additional sheets if necessary): _____

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements & additional information:

- Basement/Crawlspace:** Has there been evidence of water? yes _____ no _____
If yes, please explain: Far corner smal dampness during heavy rains. New gutters. No longer an issue.
- Insulation:** Describe, if known: Unknown
Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown X yes _____ no _____
- Roof:** Leaks? yes _____ no X
Approximate age if known: 2022
- Well:** Type of well (depth/diameter, age and repair history, if known): _____
Has the water been tested? yes _____ no _____
If yes, date of last report/results: _____
- Septic tanks/drain fields: Condition, if known: _____
- Heating system:** Type/approximate age: 2022
- Plumbing system:** Type: copper X galvanized X other X
Any known problems? None
- Electrical system:** Any known problems? None
- History of infestation,** if any: (termites, carpenter ants, etc.) None

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Buyer's Initials

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Seller's Disclosure Statement

Property Address 123 Main Street Anytown MICHIGAN
Street City, Village or Township

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 the property.
unknown ☒ yes ☐ no ☐
- If yes, please explain: _____
11. Flood Insurance: Do you have flood insurance on the property? unknown ☒ yes ☐ no ☐
12. Mineral Rights: Do you own the mineral rights? unknown ☒ yes ☐ no ☐

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

- | | | | |
|---|---|------------------------------|-----------------------------|
| 1. Features of the property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? | unknown ☒ | yes ☐ | no ☐ |
| 2. Any encroachments, easements, zoning violations or nonconforming uses? | unknown ☒ | yes ☐ | no ☐ |
| 3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others), or a homeowners' association that has any authority over the property? | unknown ☒ | yes ☐ | no ☐ |
| 4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors? | unknown ☒ | yes ☐ | no ☐ |
| 5. Settling, flooding, drainage, structural, or grading problems? | unknown ☒ | yes ☐ | no ☐ |
| 6. Major damage to the property from fire, wind, floods, or landslides? | unknown ☒ | yes ☐ | no ☐ |
| 7. Any underground storage tanks? | unknown ☒ | yes ☐ | no ☐ |
| 8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? | unknown ☒ | yes ☐ | no ☐ |
| 9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? | unknown ☒ | yes ☐ | no ☐ |
| 10. Any outstanding municipal assessments or fees? | unknown ☒ | yes ☐ | no ☐ |
| 11. Any pending litigation that could affect the property or the Seller's right to convey the property? | unknown ☒ | yes ☐ | no ☐ |

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

The Seller has lived in the residence on the property from Date moved in (date) to Current (date).
The Seller has owned the property since Date purchased (date).

The Seller has indicated above the condition of all the items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

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

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

BUYER IS ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE 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 ALSO ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. **BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.**

Seller John Doe Date _____
Authentisign
John Doe

Seller Jane G Doe Date 09/16/2025
Authentisign
Jane Doe

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



Disclosure Regarding Real Estate Agency Relationships



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

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

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

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

SELLER'S AGENTS

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

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

BUYER'S AGENTS

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

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

_____ Buyer's Initials





_____ Seller's Initials

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Disclosure Regarding Real Estate Agency Relationships

DUAL AGENTS

A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency situation, the licensee will not be able to disclose all known information to either the seller or the buyer. As a dual agent, the licensee will not be able to provide the full range of fiduciary duties to the seller or the buyer. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller and the buyer.

TRANSACTION COORDINATOR

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

DESIGNATED AGENCY

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

LICENSEE DISCLOSURE

REALTOR hereby discloses the following relationship:
(check one from each column)

with the BUYER ☐ Buyer's Agent ☐ Buyer's Agent -Limited Service Agreement ☐ Dual Agent ☐ Transaction Coordinator ☒ None of the Above	AND	with the SELLER ☐ Seller's Agent ☒ Seller's Agent - Limited Service Agreement ☐ Dual Agent ☐ Transaction Coordinator ☐ None of the Above
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AFFILIATED LICENSEE DISCLOSURE (Check one)

_____ Check here if acting as a designated agent. Only the licensee's broker and a named supervisory broker have the same agency relationship as the licensee named below. If the other party in a transaction is represented by an affiliated licensee, then the licensee's broker and all named supervisory brokers shall be considered disclosed consensual dual agents.

_____ Check here if not acting as a designated agent. All affiliated licensees have the same agency relationship as the licensee named below.

Further, this form was provided to the buyer or seller before disclosure of any confidential information.
 09/16/25

 Licensee **Michael Lirones**

 Date

 Licensee

 Date

ACKNOWLEDGMENT

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

The undersigned ____ Does ____ Does Not have an agency relationship with any other real estate licensee.

If any agency relationship exists, the undersigned is represented as a ____ Seller ____ Buyer.

 

Potential ☐ Buyer ☒ Seller (check one)

Potential ☐ Buyer ☐ Seller (check one)

 Date

09/16/2025

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LEAD-BASED PAINT SELLER'S DISCLOSURE FORM



123 Main Street

Street Address

City, Village, Township

MI 12345

State

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 assessments 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.

I. Seller's Disclosure (initial)

JDGD

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

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

or

JDGD

☒ 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):

or

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

Seller certifies that to the best of his/her knowledge, the Seller's statements above are true and accurate.

Date: 09/16/2025

John Doe

Seller **John Doe**

Jane G Doe

Seller **Jane Doe**

Date: 09/16/2025

H. Agent's Acknowledgment (initial)

MGL Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

Agent certifies that to the best of his/her knowledge, the Agent's statement above is true and accurate.

Date: 09/16/2025

Michael George Lirones

Agent **Michael Lirones**

III. Purchaser's Acknowledgment (initial)

____ (a) Purchaser has received copies of all information listed above.

____ (b) Purchaser has received the federally approved pamphlet *Protect Your Family From Lead In Your Home*.

____ (c) Purchaser has (check one below):

☐ Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards;

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

Purchaser certifies to the best of his/her knowledge, the Purchaser's statements above are true and accurate.

Date: _____

Purchaser

Date: _____

Purchaser

FORM L-3 10/96