

LONG LAKE TOWNSHIP SUPPLEMENTAL RESIDENTIAL SELLER DISCLOSURE STATEMENT

Page 1 of 2

Property Address/ID Number:

MICHIGAN

Purpose of Supplemental Statement: This supplement is required of all transfers of residential real estate sales within Long Lake Township, Grand Traverse County, Michigan, in accordance with Township Ordinance No. 23, which was adopted as authorized by PA 1993, No. 92, Section. 9. Its purpose is to enhance the Buyer's awareness of issues that concern the adequacy of the sewage disposal system serving pertaining to real estate consisting of not less than one or more than four residential units which are to be transferred by sale, exchange, installment land contract, lease with an option to purchase, any other option to purchase, or ground lease coupled with proposed improvements by the Purchaser or Tenant, or a transfer of stock or an interest in a residential cooperative. Certain transfers, set forth at Section 3 of the aforesaid Act (see reverse side) are exempt from the Act, and thus exempt from this ordinance

Instructions to the Seller: (1) Answer ALL questions. (2) Attach additional pages with your signature if additional space is required. (3) Complete this form yourself. (4) If some items do not apply do your septic or sewage disposal system, check N/A (non-applicable). (5) If you do not know the facts, check UNKNOWN. (6) Provide the Purchaser with a copy of this Disclosure Statement, signed by you. (7)FAILURE TO PROVIDE THE PURCHASER WITH A SIGNED DISCLOSURE STATEMENT, IN ACCORDANCE WITH THE AFORESAID ACT, MAY ENABLE THE PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

1. a. What type of sewage disposal system do you have for disposing of human waste (holding tanks, septic tank/ tile field, drywell, etc.?)

b. If you have a holding tank, attach a copy of the Health Department permit regarding the holding tank to the Seller's Disclosure Statement.

2. If your sewage disposal system is other than a holding tank specifically authorized by permit from the Grand Traverse County Health Department, answer the following questions.

a. What is the age and size of the system?

b. When was the septic tank last pumped, and by whom (name and address)?

c. When was the last time you had core borings taken of the existing tile field to assist in verifying its condition, and by whom (name and address)?

d. Do you have approval from the Grand Traverse County Health Department for an alternate site for your septic system in case of a failure of the existing system?

Yes

No

LONG LAKE TOWNSHIP
SUPPLEMENTAL RESIDENTIAL SELLER DISCLOSURE STATEMENT

Page 2 of 2

(d. continued) If the answer is "Yes", what was the date of that approval? _____
(Attach a copy of the Health Department approval regarding the alternative septic system.)

- e. Do you have drawings showing:
- i. The location of your existing system(s) and: Yes No
 - ii. The location of your approved alternate site (if
If the answer is "yes": Yes No
- f. Have you received any written or verbal evaluations of your system? Yes No

i. What were the date(s) of the evaluation(s)?

ii. What is the name and the address of the person performing each evaluation?

iii. What was the result of the evaluation(s)?

iv. If the evaluations were in writing, who is the present custodian of those written evaluations?

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.

Seller: _____ Date: _____

Seller: _____ Date: _____

NOTICE TO REALTORS * TITLE INSURERS * ESCROW PROVIDERS
LONG LAKE TOWNSHIP SEPTIC INSPECTION ORDINANCE

Please remember that all transfers of properties in Long Lake Township are subject to inspection of existing septic systems prior to closing. Any transfer occurring on or after May 24, 2009 is subject to this requirement.

We would like to clarify that all residential and commercial properties in the Township are covered by the ordinance. Some exceptions do apply.

In addition, we would like you to be aware that our registered inspectors are required to give a provisional rating to any properties that have been vacant for more than 14 days prior to inspection. Follow up inspections are required to be completed 60-90 days after the property is occupied.

Thank you for complying with this ordinance. More details, including the full ordinance, the inspection forms, and a list of all registered inspectors can be found on the Long Lake township website at www.longlaketownship.com.

We welcome your input and questions. Please contact me or Leslie Sickterman at 231.946.2249.

Sincerely,

A handwritten signature in cursive script that reads "Karen Rosa".

Karen Rosa, Supervisor

MAY 14 2009

Frequently Asked Questions
Long Lake Township On-Site Sewage Disposal System
TOT Inspection Program

- ❖ The seller (or his or her agent) is responsible for completing the owner's statement form and for arranging for an inspection. Unless other arrangements are negotiated between the buyer and seller, the seller is responsible for the cost associated with the inspection.
- ❖ In the sale or expectation of a sale, any person who acts for a fee as an agent of the owner or buyer, provides an abstract of title or title insurance, or provides escrow services shall advise the owner and buyer in writing of the requirements of the TOT Inspection Ordinance for properties in Long Lake Township.
- ❖ The requirements of Long Lake Township ordinance Number 23 pertaining to supplemental real estate disclosure regarding an on site septic disposal system still stands and is in effect.
- ❖ Only inspectors registered by Long Lake Township with a valid registration number may perform an inspection under this program. Costs for inspections will vary; contact the inspectors for cost estimates.
- ❖ A copy of the completed and signed owner's statement and inspection form should be provided at closing and included with all closing documents.
- ❖ In some instances, pumping of the system may be necessary in conjunction with the inspection. Consult your inspector to determine if pumping is necessary.
- ❖ Some property transfers do not require an inspection. These include systems that were installed or inspected under the ordinance standards by a registered inspector within the last 36 months. Other property transfers that do not require an inspection include foreclosures, transfers into a trust, or conveyances to create or eliminate joint ownership. See Section 4 of the ordinance (definition of sale).
- ❖ The ordinance, in itself, does not require that any corrections be made to a failing system or a system that is not compliant with current Health Department standards. Only the Grand Traverse County Health Department may require corrective action.
- ❖ The ordinance also does not require that corrective action be taken prior to finalization of a sale – only that an inspection be completed and that all parties receive a copy of the report prior to the sale.