BID DOCUMENT
FOR THE PURCHASE OF THE
2016-17 DIISD TECHNICAL EDUCATION
BUILDING TRADES HOUSE
404 West C. Street, Iron Mountain, MI

All references to the "Buyer" in this document refer to the parties outlined below:

Name(s):________________________________________
Current address:____________________________________
Phone number:______________________ E-mail:______________________

All references to the “DIISD” in this document refer to the Dickinson-Iron Intermediate School District, 1074 Pyle Drive, Kingsford, MI 49802, 906-779-2690.

Bid process:

1. The Buyer should review all documents provided by the DIISD relative to the Purchase of the DIISD Building Trades house including the Purchase Agreement and Seller’s Disclosure Statement.
2. The Buyer must submit a bid packet to Patty Deyaert, Executive Secretary, DIISD Administration Building 1074 Pyle Drive, Kingsford MI by the deadline of 3:00 PM CDT May 10, 2017 including:
   a. Signed Bid Document including bid amount ($143,000.00 is the minimum bid amount)
   b. Signed Seller’s Disclosure Statement
   c. Signed Lead Based Paint Disclosure
   d. Physical evidence of the ability to financially purchase the property.

2. The DIISD Board of Education will publicly open and act on the bids at the regular board meeting on Wednesday, May 10, 2017, at 6:00 p.m. in Conference Room A of the Dickinson-Iron ISD located at 1074 Pyle Drive, Kingsford. The DIISD has the right to accept or reject any bid.

3. The winner of the bid will have 48 hours to submit a cashier’s check for $2,000 and a signed Purchase Agreement.

4. Closing to be scheduled no sooner than June 7th, 2017.

BID AMOUNT $ _______________________

BUYER Signature(s):
________________________________________

________________________________________

Dated: ____________________________

Seller:
Dickinson Iron Intermediate School District

Received By: _________________________
Dated: ____________________________
Time: ____________________________
PURCHASE AGREEMENT

SELLER (S): Dickinson - Iron Intermediate School District

ADDRESS: 1874 Pyle Drive, Kingsford MI 49802

Seller’s Marital Status: ______________ SSN: ______________

SPOUSE’S SSN: ____________________________

(We Must Have Your SSNs To Close This Transaction. PLEASE DO NOT LEAVE THESE SPACES BLANK)

Seller’s Daytime Telephone #: 906-779-2697

E-Mail Address: Michael Mulligan mmulligan@diisd.org

PURCHASER (S):

ADDRESS:

Purchaser’s Marital Status: ______________ SSN: ______________

SPOUSE’S SSN: ____________________________

(We Must Have Your SSNs To Close This Transaction. PLEASE DO NOT LEAVE THESE SPACES BLANK)

Purchaser’s Daytime Telephone #: ____________________________

E-Mail Address: ____________________________

Taking Title As: ____________________________

(For Example: “husband and wife”; “a married man/woman”, “a single man/woman”)

***IF ADDITIONAL SELLERS(S) AND/OR BUYER(S), ATTACHED ADDITIONAL SHEETS***

SALE PRICE: _____________________________________ ($ __________________)
Property Address: 404 West C Street
Iron Mountain, MI 49801

Legal Description (or attach a copy of most recent tax bill or Deed):

T M - 1868 Lot 9 Block 18
Kimberly's 1st Addition

1.) METHOD OF PAYMENT:

a.) FINANCING: Sale is subject to the Purchaser's ability to obtain
a satisfactory financing commitment from a lender with _____ days of this
Purchase Agreement.
b.) CASH: This will be a cash transaction with Seller
providing certified funds, cashier's check or incoming wire in order to complete
the transaction.

2.) TITLE COMMITMENT: Seller to provide a satisfactory commitment for title insurance,
insuring the Purchasers in the amount of the sales price. Title to be provided on or
before the date of closing.

3.) DEED: Sellers will provide a Warranty Deed to the Purchasers upon payment in full
of the sales price as specified in the Purchase Agreement.

4.) CLOSING DATE/POSSESSION: To be on or before _______________________. If title
is not marketable Seller will have an additional thirty (30) days in which to make title
marketable. Possession shall be given to the Purchasers as of the date of closing unless
otherwise noted in Item # 10 herein.

5.) TAXES: Current year taxes will be prorated on a calendar year basis as of the day of
closing. All prior years taxes and assessments shall be the responsibility of the Sellers.

6.) EARNEST MONEY: Seller hereby acknowledges receipt of Earnest Money in the
amount of: _______________________________ ($__________).

7.) CLOSING COSTS: All closing costs and fees shall be paid by the Seller and Purchasers in
the usual and customary practice unless otherwise noted in Item # 10 herein.
8.) **LAND DIVISION:** The number of land divisions to be conveyed (if applicable) will be ________________.

9.) **MICHIGAN RIGHT TO FARM ACT:** The following statement may be contained in the deed at the time of delivery: “This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.”

10.) **ADDITIONAL PROVISIONS:** Note any Additional Provisions Here:
________________________________________
________________________________________
________________________________________
________________________________________
________________________________________

Executed This ________ day of ______________________, __________.

________________________  __________________________
SELLER                        BUYER

________________________  __________________________
SELLER                        BUYER
Seller's Disclosure Statement

Property address: 404 West C Street  Iron Mountain  MICHIGAN

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 ANOTHERWISE 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.)

<table>
<thead>
<tr>
<th>Item</th>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
<th>Not Available</th>
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<tbody>
<tr>
<td>Range/Oven</td>
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<td>Dishwasher</td>
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<td>Refrigerator</td>
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<td>Water softener</td>
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<td>Water softener conditioner</td>
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<td>Disposal</td>
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<td>TV antenna, TV rotor &amp; controls</td>
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<td>Electrical system</td>
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<td>Garage door opener &amp; remote control</td>
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<td>Alarm system</td>
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<td>Intercom</td>
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<td>Central vacuum</td>
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<td>Attic fan</td>
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<tr>
<td>Pool heater, wall liner &amp; equipment</td>
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<td>Microwave</td>
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<td>Trash compactor</td>
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<td>Ceiling fan</td>
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<td>Sauna/hot tub</td>
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<td>Washer</td>
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<td>Lawn sprinkler system</td>
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<td>Water heater</td>
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<td>Plumbing system</td>
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<td>Hoodfan</td>
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<td>Well &amp; pump</td>
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<td>Septic tank &amp; drain field</td>
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<td>Sump pump</td>
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<td>City water system</td>
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<td>City sewer system</td>
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<tr>
<td>Central air conditioning</td>
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<td>Central heating system</td>
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<td>Wall Furnace</td>
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<td>Humidifier</td>
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<td>Electronic air filter</td>
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<tr>
<td>Solar heating system</td>
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<td>Fireplace &amp; chimney</td>
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<td>Wood burning system</td>
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<td>Dryer</td>
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Explanations (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:

1. Basement/Crawlspace: Has there been evidence of water?  
   If yes, please explain:
   yes □ no □

2. Insulation: Describe if known:  
   Urea Formaldehyde Foam Insulation (UFFI) is installed?  
   yes □ no □

3. Roof: Leaks?  
   Approximate age if known:  
   yes □ no □

4. Well: Type of well (depth/diameter, age and repair history, if known):  
   Has the water been tested?  
   If yes, date of last report/results:
   yes □ no □

5. Septic tanks/drain fields: Condition if known:  
   yes □ no □

6. Heating system: Type/approximate age:  
   yes □ no □

BUYERS INITIALS  
SELLERS INITIALS

SD Page 1 of 2  
Revised 01/06
7. Plumbing system: Type: copper [ ] galvanized [ ] other [x]
   Any known problems? [ ]

8. Electrical system: Any known problems? [ ]
   [x] No

9. History of infestation, if any: (termites, carpenter ants, etc.) [ ]
   [x] None

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:
   unknown [x] yes [ ] no [ ]
   If yes, please explain:
   [ ]

11. Flood insurance: Do you have flood insurance on the property? [ ]
    unknown [x] yes [ ] no [ ]

12. Mineral Rights: Do you own the mineral rights? [ ]
    unknown [x] 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 [x] yes [ ] no [ ]

2. Any encroachments, easements, zoning violations or nonconforming uses? [ ]
   unknown [x] yes [ ] no [ ]

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? [ ]
   unknown [x] yes [ ] no [ ]

4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors? [ ]
   unknown [x] yes [ ] no [ ]

5. Settling, flooding, drainage, structural, or grading problems? [ ]
   unknown [x] yes [ ] no [ ]

6. Major damage to the property from fire, wind, floods, or landslides? [ ]
   unknown [x] yes [ ] no [ ]

7. Any underground storage tanks? [ ]
   unknown [x] yes [ ] no [ ]

8. Farm or farm operation in the vicinity, or proximity to a landfill, airport, shooting range, etc.? [ ]
   unknown [x] yes [ ] no [ ]

9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? [ ]
   unknown [x] yes [ ] no [ ]

10. Any outstanding municipal assessments or fees? [ ]
    unknown [x] yes [ ] no [ ]

11. Any pending litigation that could affect the property or the Seller’s right to convey the property? [ ]
    unknown [x] yes [ ] no [ ]

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

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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. 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 285, 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 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 ______________________
**Lead-Based Paint Seller’s Disclosure Form**

**Property Address:** 4011 West C Street, Flint, Michigan, 48501

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**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.

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**I. Seller’s Disclosure (initial)**

(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):

- [x] 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.

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

**Date:**

**Seller(s):**

**Date:**

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**II. Agent’s Acknowledgment (initial)**

Agent has informed the seller of the seller’s obligations under 42 U.S.C. 4852d 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:**

**Agent:**

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**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; or

- [ ] 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(s):**

**Date:**

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FORM L-3, ©1996 Michigan Association of REALTORS®, 10/96
NEW HOME FOR SALE
404 West C Street, Iron Mountain

The DIISD Technical Center Building Trades program has constructed an all new 3 bedroom 2.5 bath 1500 sq foot craftsman style home featuring a first floor master suite. The open concept living space is highlighted by custom Amish made cabinets and granite countertops. The first floor covering is low maintenance waterproof Luxury Vinyl Planking. You will enjoy the convenience of a first floor laundry. The second floor has two bedrooms and a bathroom. The exterior of the house features low-maintenance vinyl siding and Andersen Windows. The poured concrete basement is ready to be finished with an additional bedroom or living room with rough plumbing for a fourth bathroom. The house has a two car detached garage with access to the alley. The house will be ready to occupy the second week of June. Appliances not included. Interested parties should visit www.diisd.org for bidding information. All bids are due May 10th, 2017. Minimum Bid is $143,000. Call the DIISD Tech Center at 779-2697 to schedule a showing.