

CONDOMINIUM UNIT OR COMMON INTEREST PROPERTY DISCLOSURE
STATEMENT INSTRUCTION

If you sell a condominium unit or other real estate where the purchaser becomes a member of a condominium association, homeowners' association or other association or corporation having an ownership in common area, elements or facilities, then the seller must complete the attached statement and the purchaser must sign the statement and deliver it to the Township.

On the attached Condominium Unit or Common Interest Property Disclosure Statement, please place your initials next to the items applicable and provide the information required to the purchaser. Please note any information that is not applicable as "N/A" and initial. The purchaser should sign and date the Statement to acknowledge receipt of the information required

The seller of any property is required to have a sewer lateral inspection prior to settlement so a certificate of adequacy can be issued. See sewer lateral procedures listed on our web site www.plymouthtownship.org under documents (selling or buying a home.)

The signed Statement must be submitted to the Township with the sewer lateral inspection report and video, at least 3 weeks prior to settlement.

PLYMOUTH TOWNSHIP CONDOMINIUM UNIT OR COMMON INTEREST PROPERTY DISCLOSURE STATEMENT

Please initial next to each of the following to verify that written information about each was presented and explained with regard to your property. In the event such information is not applicable, then add "N/A" and initial.

- ___ That the condominium unit or common interest property shall not be provided with public services from the Township for the maintenance and/or replacement of streets, curbs, sidewalks, storm water management systems, sanitary sewer systems, trash collection, street lighting, and/or snow removal, notwithstanding the obligation of the buyer or purchaser to pay real estate and other taxes without a reduction in the millage or amount of such taxes by reason of the lack of provision of municipal services.
- ___ The zoning classification.
- ___ Membership in homeowners' association, if required. A copy of the Homeowners' Association or Condominium Agreement has been provided.
- ___ The location and description of all easements affecting the condominium unit or common interest property.
- ___ The location of all areas on the condominium unit or common interest property classified as wetlands, under the currently used definition and a reference to Township Code requirements which govern wetlands.
- ___ The location on the condominium unit or common interest property of flood plain area, as defined by the Township's Zoning Ordinance, and a reference to Township Code requirements which govern flood plains.
- ___ The location of storm water drainage facilities, and/or the paths of storm water runoff on the condominium unit or common interest property, and a reference to Township Code requirements which govern storm water facilities.
- ___ If the buyer is the first purchaser of the condominium unit or common interest property, a plan showing the street upon which the building will front, and the building envelope with the rear, front and side yards identified.

I/We, the undersigned, acknowledge that I/we have received a copy of the plan, (where applicable) and related text narrative of my/our property from the seller and understand and agree to the constraints imposed therein with regard to my/our property. I/We, the undersigned, acknowledge and understand that I/we will not be receiving public services from the Township for the provision, maintenance, repair or replacement of streets,

sidewalks, curbs, storm water management systems, sanitary sewer systems, trash collection, street lighting and/or snow removal, notwithstanding my/our obligation to pay real estate and other taxes without a reduction in the millage or amount of such taxes by reason of the lack of provision of municipal services. I/we also understand that signing this disclosure disclaimer does not release me/us from meeting requirements of any of the Codes or paying all applicable taxes of the Township of Plymouth.

PURCHASER

PURCHASER

DATE

PROPERTY ADDRESS