



# LIVINGSTON COUNTY ASSOCIATION OF REALTORS® STANDARD PURCHASE AGREEMENT

PURCHASER (legal name) Superior Fine Furnishings, LLC Marital Status \_\_\_\_\_

PURCHASER (legal name) \_\_\_\_\_ Marital Status \_\_\_\_\_

PURCHASER'S Current Address 1360 M-36 Pinckney MI 48169

SELLING OFFICE Sabuda & Associates LLC Phone (734) 216-9467 Office ID 412618

SELLING AGENT Dina E Sabuda Phone 7342169467 License# 412619

LISTING OFFICE \_\_\_\_\_ Phone \_\_\_\_\_ Office ID \_\_\_\_\_

LISTING AGENT \_\_\_\_\_ Phone \_\_\_\_\_ License# \_\_\_\_\_

1. **THE PURCHASER** hereby offers and agrees to purchase, subject to easements and restrictive covenants of record, the following property in the

☐ CITY ☒ VILLAGE ☐ TOWNSHIP of Pinckney, County of Livingston

Michigan described as follows: Legal TBD - Approx. 6 Acres Split from 1600 Patterson Lake Road

also known as Patterson Lake Rd Pinckney Tax ID# TBD together with all fixtures and appurtenances in or on the premises (unless specifically excluded herein) including, if any, lighting fixtures, shades, blinds, drapery/curtain and drapery/curtain hardware and rods, attached mirrors and all bathroom mirrors, attached generators, attached humidifier, ventilating fixtures, screens, storm doors and windows, garage door openers and transmitters, water softener (rental units excepted) and water treatment systems, built in appliances, heating unit including wood stove and fireplace gas logs, mail box, awnings, all TV antennae, landscaping, flagpole, all hardwired audio/security systems and related equipment, central vacuum and attachments, as well as the following personal property for which a bill of sale shall be given.

Included: \_\_\_\_\_

Excluded: \_\_\_\_\_

and to pay therefore the sum of Twenty-Five Thousand DOLLARS (\$ 25,000.00 ).

Unless otherwise noted, Seller shall deliver a warranty deed conveying marketable title to Purchaser at closing.

## 2. THIS OFFER IS MADE SUBJECT TO FINANCING TERMS AND SATISFACTORY COMPLETION OF THE FOLLOWING CONDITIONS AS MARKED

a) ☒ CASH SALE: Payment of purchase money to be made by wire transfer or equivalent funds.

b) ☐ CASH SALE WITH NEW MORTGAGE: This Purchase Agreement is contingent upon Purchaser being able to secure a  
☐ Conventional ☐ FHA ☐ 203K ☐ VA ☐ Rural Development ☐ Seller Financed/Other (See attached LCAR Financing Addendum)

mortgage in the amount of \$ \_\_\_\_\_ OR \_\_\_\_\_ % of sale price for a term of \_\_\_\_\_ years and pay

\$ \_\_\_\_\_ OR \_\_\_\_\_ % of sale price down, plus mortgage costs, prepaid items and adjustments in cash.

Purchaser's Initials XAB Seller's Initials \_\_\_\_\_ Page 1 of 6

Purchaser further agrees to apply for such mortgage within \_\_\_\_\_ calendar days from acceptance of this Purchase Agreement at Purchaser's own expense and shall comply with all requirements of said lending institution in a timely manner. If a loan approval from the lending institution cannot be obtained at no fault of the Purchaser within \_\_\_\_\_ days from the date of acceptance of this Purchase Agreement, this Purchase Agreement may be declared null and void by the Seller and Deposit shall be returned to Purchaser. Receipt of loan approval from the Purchaser's lending institution within time limit will eliminate this contingency.

**3. EARNEST MONEY DEPOSIT** The Broker is hereby authorized to present this offer and the Deposit of \$ 2,500.00 :

☐ CASH ☒ CHECK # Upon Acceptance ☐ OTHER \_\_\_\_\_

To be held by ☐ Selling Broker OR ☒ \_\_\_\_\_ **Cislo Title** \_\_\_\_\_, which Deposit shall be applied to the purchase price at closing.

If held by Selling Broker, Broker shall comply with the Michigan Occupational Code and related rules.

**If the sale is not consummated, any release of the Purchaser's Deposit will require a mutual release of the Purchase Agreement signed by all parties.**

**4. OCCUPANCY** The property is ☐ Owner occupied ☐ Tenant occupied ☒ Vacant.

(Check one box below)

☒ To be given at closing.

☐ Seller shall deliver and Purchaser shall accept possession of said property subject to rights of present tenants, if any. If Seller occupies property, it shall be vacated and keys surrendered \_\_\_\_\_ calendar days after closing per the terms of an occupancy disbursement form. From the day after closing through the day of vacating the property as agreed, Seller shall pay as indicated \_\_\_\_\_ per day. The Escrow Agent shall retain from the amount due to Seller at closing the amount equal to \_\_\_\_\_ days of said occupancy charge, paying to Purchaser the amount due and returning to Seller the unused portion as determined by date property is vacated and keys surrendered. The parties acknowledge that the Brokers and/or Escrow Agent have no obligation implied or otherwise for seeing that the property is vacated on the date specified or for the condition of the property, and may be acting only as an Escrow Agent holding the occupancy deposit. From the date of closing, Purchaser will maintain hazard insurance on the property and Seller will maintain insurance for liability and Seller's personal property. Purchaser is not responsible for damage or injury to Seller or Seller's personal property. Seller will not be required to pay for losses covered by Purchaser's hazard insurance policy. However, Seller will pay the deductible on Purchaser's hazard insurance for any claims made while Seller is in possession which are attributable to Seller's acts or omissions.

☐ See attached LCAR Occupancy Addendum

**5. PROPERTY INSPECTION(S)** Purchaser shall have the option to inspect and examine the property at Purchaser's expense. This contingency expires on or before \_\_\_\_\_ days after acceptance of this Purchase Agreement. In the event Purchaser neither expressly waives this contingency nor provides notice pursuant to subparagraphs (a) or (b) below, this contingency shall be deemed waived. Purchaser's examination may include, but is not limited to, inspections and tests relating to building structure, mechanical systems, environmental items, water, septic, pest or any other matter Purchaser may deem necessary for Purchaser's intended use. Purchaser shall restore the property to its prior condition after examination. If Purchaser is not satisfied with the results of any examination for any reason during the inspection period, Purchaser will notify Seller in writing that Purchaser:

(a) Declares this Purchase Agreement null and void and Deposit will be returned to Purchaser

OR

\*See Attached Vacant Land Addendum

(b) Purchaser proposes an amendment to this Purchase Agreement. Purchaser and Seller have \_\_\_\_\_ days to mutually agree upon an amendment, or this Purchase Agreement may be declared null and void by either party and the Deposit will be returned to the Purchaser.

PURCHASER ACKNOWLEDGES THAT BROKER/AGENT HAS RECOMMENDED PURCHASER OBTAIN AN INSPECTION OF THE PROPERTY.

☐ **Purchaser does not choose to inspect or examine the property and accepts the property AS IS.**

Purchaser's Initials AB Seller's Initials \_\_\_\_\_ Page 2 of 6

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InstantFORMS

**6. TITLE INSURANCE** Seller shall provide Purchaser at Seller's expense an owner's policy of title insurance from a title company of Seller's choice in the amount of the purchase price. Said policy to be: (Check one box below)

☐ With Standard Exceptions

☒ Without Standard Exceptions (if chosen owner's policy is unavailable then a With Standard Exceptions Policy shall be issued)

☐ Expanded Coverage (if chosen owner's policy is not available then a Without Standard Exceptions Policy shall be issued)

(Check one box below)

☐ Seller

☒ Purchaser

to pay cost of survey if required to obtain chosen owner's policy.

Seller will apply for a commitment for title insurance within 7 calendar days after the date of acceptance of this Purchase Agreement. Upon receipt of the commitment, Purchaser shall have 7 calendar days to provide Seller with written notice of any objections. Seller will then have 30 days after receiving written notice to remedy the claimed defects. If the Seller is unable or unwilling to remedy the defects within 30 days, this Purchase Agreement shall terminate and the Deposit shall be returned to Purchaser or the Purchaser may waive the defect and complete this transaction.

When applicable, Purchaser may obtain a loan policy from a title company of Purchaser's choice.

**7. DEFAULT** Failure to perform any obligation of this Purchase Agreement by Seller or Purchaser shall constitute default. If Purchaser defaults, Seller may, at Seller's option, terminate the Purchase Agreement and pursue all available legal and equitable remedies or seek forfeiture of the Deposit as liquidated damages. If Seller defaults, Purchaser may pursue all available legal and equitable remedies and may also terminate the Purchase Agreement and seek a refund of the Deposit.

**8. CLOSING COSTS** Unless otherwise provided in this Purchase Agreement, it is agreed that Seller shall pay all state and county transfer taxes and costs required to convey marketable title. Unless otherwise provided in this Purchase Agreement, Purchaser shall pay the cost of recording the deed and/or security interest, all mortgage closing costs required by lender, and any purchaser closing fee charged by the title insurance company/agency that issues the loan policy in a lender financed sale. Seller and Purchaser shall split equally any closing fees charged by the title insurance company/agency in a cash or seller financed sale. Any transfer or status letter fees charged by the homeowners or condominium association shall be split equally between Purchaser and Seller.

At closing, Seller agrees to contribute up to \$ 0.00 or 0 % of the purchase price toward Purchaser's closing costs, prepaid items, property tax prorations, escrows, insurance and/or any other fees allowable by lender.

**9. PRORATED ITEMS** Seller shall be responsible for all real estate taxes for years prior to the year in which the closing occurs and the Purchaser shall be responsible for all real estate taxes for years after the year in which the closing occurs. Taxes for the year in which the closing occurs shall be prorated such that Seller is responsible for that portion of the taxes through and including the date of closing. For purposes of this paragraph, taxes shall be deemed paid in advance based on due date of July 1 for summer taxes (covering the period July 1 through the following June 30) and December 1 for winter taxes (covering the period December 1 through the following November 30).

Purchaser shall assume the balance of all assessments which have been assessed or levied against the property by any public agency, taxing unit, homeowner's association, or condominium association. Any rent, homeowner's association dues, condominium dues, or assessment installment payments not otherwise included in the tax bills shall be prorated and adjusted to the date of closing.

☐ In lieu of the tax proration method set forth in paragraph 9 above, see attached Specific Contingencies/Terms Addendum.

**10. FEES OR CONSIDERATIONS** Purchaser and Seller hereby acknowledge that Broker(s) may accept a fee or consideration with regard to listing agreement, buyer broker contract, placement of a home warranty, or any other ancillary products or services arising from this transaction.

Purchaser's Initials AB Seller's Initials \_\_\_\_\_ page 3 of 6

**11. CONDITION** Until possession is delivered, Seller agrees to keep the property in substantially the same condition as of the date of this Purchase Agreement and agrees to maintain heating, well, septic, plumbing, electrical system, landscape irrigation system and other equipment in normal working order; to keep the roof watertight and maintain the grounds. Seller agrees to keep all utility services operating until possession is delivered. Upon vacating the property, Seller agrees to remove all debris and leave the property in "broom clean" condition. In the event the property herein has been winterized, it shall be the obligation and expense of Seller to de-winterize the property prior to closing. Purchaser has a right to a walk-through inspection of the property within 72 hours prior to closing. This walk-through will provide Purchaser with an opportunity to confirm that this paragraph has been complied with and should not be deemed an opportunity to renegotiate the terms and conditions of this Purchase Agreement.

**12. HEIRS, SUCCESSORS AND ASSIGNS** This Purchase Agreement binds Seller, Seller's personal representatives, heirs, and anyone succeeding to Seller's interest in the property. Purchaser shall not assign this Purchase Agreement without Seller's prior written consent.

**13. RELEASE** Purchaser and Seller acknowledge that the Broker(s), their respective agents, employees and representatives have made no representations concerning the condition of the property covered by this Purchase Agreement or marketability of title. Purchaser and Seller release, indemnify and hold harmless the Brokers, their respective agents, employees and representatives, with respect to all claims arising out of or related to this Purchase Agreement, addenda and/or counter-offers. This release also includes, but is not limited to, all claims arising from any purported representations as to the physical and environmental condition of the property or marketability of title and special assessments covered by this Purchase Agreement. Purchaser and Seller acknowledge that Broker(s), their respective agents, employees and representatives are not acting as appraisers, builders, accountants, environmentalists, engineers, surveyors, inspectors, tax advisors or attorneys.

**14. LIMITATION** Purchaser and Seller agree any and all claims and/or lawsuits which they may have against the Brokers, their respective agents, employees and representatives relating to their services must be filed no more than 6 months after the date of closing of the transaction described in this Purchase Agreement. Purchaser and Seller waive any statute of limitations to the contrary.

**15. ELECTRONIC SIGNATURES/COMMUNICATION** Purchaser and Seller acknowledge and agree that this Purchase Agreement, any amendment or modification of this Purchase Agreement and/or any written notice or communication in connection with this Purchase Agreement may be delivered to Seller in care of Listing Broker and Purchaser in the care of the Selling Broker via electronic mail or by facsimile. 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. Seller represents and warrants an electronic email address has been provided to the Listing Broker from which Seller may receive electronic mail. Purchaser represents and warrants an electronic email address has been provided to Selling Broker from which Purchaser may receive email.

**STIPULATION FOR ELECTRONIC STORAGE OF INSTRUMENTS AND DOCUMENTS** The undersigned Seller hereby stipulates and acknowledges that all documents relating to this Agreement and all records and correspondence relating thereto, whether now existing or created hereafter, may be stored as electronic images and the originals of the electronically stored documents may be destroyed. The electronic images shall be deemed to serve as the original documents thereafter.

**16. COUNTERPARTS** This Purchase 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.

**17. GENERAL PROVISIONS**

- a. This is a legally binding contract and all parties acknowledge that they have been advised to have an attorney review the transaction on their behalf.
- b. Principal Residence Exemption(PRE):

The Seller represents the PRE ☐ IS IN EFFECT for this property and taxes will be prorated accordingly OR

☒ IS NOT IN EFFECT for this property and taxes will be prorated accordingly.

Purchaser's Initials X/AB Seller's Initials \_\_\_\_\_ Page 4 of 6

**18. ADDITIONAL TERMS/CONDITIONS (Check if applicable)**

- ☒ Agency Disclosure Form attached.
- ☐ Seller's Disclosure Form received.
- ☐ Lead-Based Paint Disclosure received and is a part of this Agreement.
- ☐ Fuel in tank(s) ☐ Is included in the sale price ☐ Is not included in the sale price and fuel shall be prorated at time of Possession.
- ☐ Escrow Agent shall retain \$300.00 from Seller at closing for water/sewer charges to date of occupancy, if applicable. When the final bill is paid any unused portion will be returned to Seller.
- ☐ Contingency on sale and closing of Purchaser's property (no offer pending) (See attached LCAR Contingent on Sale and Closing of Purchaser's Property Addendum).
- ☐ Contingency on closing of sale on Purchaser's property (sale pending) (See attached LCAR Contingent on Sale and Closing of Purchaser's Property Addendum).
- ☐ This is a back-up offer (See attached Specific Contingencies/Terms Addendum).
- ☐ Appraisal – This Purchase Agreement is subject to the property appraising at purchase price or higher. Said appraisal to be paid for by Purchaser. If property does not appraise at purchase price or higher, Purchaser shall have the option to declare this Purchase Agreement null and void and Deposit shall be returned to Purchaser.
- ☐ Subject property abuts a private road which has not been accepted as a public road and is not required to be maintained by the County Road Commission or other public or municipal body.
- ☐ Offer is void if not accepted by Date \_\_\_\_\_ Time \_\_\_\_\_ Eastern Time.
- ☒ Closing of this purchase to be on or before \_\_\_\_\_ \* \_\_\_\_\_ at Listing Broker's office or location of Seller's choice.
- ☐ Home Warranty ☐ Excluded ☐ Included ☐ To be paid for by \_\_\_\_\_.
- ☐ Attorney package of the closing documents required at least 3 days prior to closing. \*35 Days after Due Diligence Deadline
- ☐ FHA or VA Financing Addendum required (See attached addendum).
- ☐ Arbitration Addendum attached
- ☒ Other addendum(s) attached \_\_\_\_\_ Vacant Land Addendum; Addendum A \_\_\_\_\_.

**19. LAND DIVISION ACT** (For unplatted land only) Seller and Purchaser agree that the following statements shall be included in the deed at the time of delivery:

- (a) The grantor grants to the grantee the right to make ALL (insert "All", "Zero" or a specific number, as appropriate) division(s) under section 108 of the Land Division Act, MCL 560.108.
- (b) This property may be located within the vicinity of farm land 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.

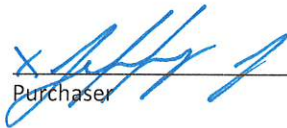
**CAUTION:** If the space contained in subparagraph (a) above is left blank on the deed, the deed will NOT grant Purchaser the right to any divisions.

**20. OTHER TERMS/CONDITIONS**

See Addendum A for additional conditions.

Purchaser's Initials AB Seller's Initials \_\_\_\_\_ Page 5 of 6

**21. ENTIRE AGREEMENT** Purchaser and Seller agree to the following: the term "Purchase Agreement" as used herein includes any counter-offers made by the parties to which there has been mutual and final acceptance; this Purchase Agreement and any addenda constitutes the entire agreement between the parties; there are no other written or oral understandings between the parties; this Purchase Agreement supersedes any and all prior purchase agreements, understandings or representations made by the parties or their agents. **TIME IS OF THE ESSENCE.**


Beemer 8-20-26  
Purchaser \_\_\_\_\_ Date \_\_\_\_\_ Purchaser \_\_\_\_\_ Date \_\_\_\_\_  
Jeffrey J. Beemer for Superior Fine Furnishings, LLC  
Print name \_\_\_\_\_ Print name \_\_\_\_\_

**SELLER ACCEPTANCE**

☐ As Written-No Changes

☐ See Counter Offer Addendum

Seller \_\_\_\_\_ Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_

**VILLAGE OF PINCKNEY**

Print name \_\_\_\_\_ Print name \_\_\_\_\_

Seller Address 220 S Howell St. Pinckney MI 48169

\_\_\_\_\_  
(Initials) Notice has been given of acceptance of this Purchase Agreement by delivery of a copy of a fully executed agreement to Purchaser. (Purchaser or Purchaser's Broker/Agent may initial)

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## LCAR VACANT LAND ADDENDUM

Page 1 of 1

This Addendum is attached to and made part of the Purchase Agreement dated 08/20/2026 covering property located at:  
Approx. 6 Acres to be Split from 1600 Patterson Lake Rd Pinckney MI 48169.

THE PURCHASE AGREEMENT IS SUBJECT TO AND CONTINGENT UPON SATISFACTORY COMPLETION OF THE FOLLOWING ITEMS AS DESIGNATED:  
 (CHECK ALL THAT APPLY)

Unless Purchaser notifies Seller (or Seller's Agent), in writing, of Purchaser's dissatisfaction of any contingencies listed below on or before the times specified, the contingency will be deemed WAIVED and this transaction shall proceed to closing. Upon proper notification, in writing, of Purchaser's dissatisfaction of any contingencies below, Purchaser shall have the option to declare the Purchase Agreement null and void and Deposit shall be returned to Purchaser.

           **TOWNSHIP OR CITY VERIFICATIONS**

Purchaser's review and approval of taxes, assessments, SEV, zoning, school district and Principal Residence Exemption within 7 calendar days of acceptance of this Purchase Agreement.

           **SUBDIVISION/CONDOMINIUM BY-LAWS/RESTRICTIONS/FEEES**

Within 5 calendar days of acceptance of this Purchase Agreement, Seller to provide the By-laws, Restrictions, Association information and/or fees. Purchaser shall have 5 calendar days from receipt to review.

           **LEGAL DESCRIPTION**

Seller to provide complete legal description within 10 calendar days of acceptance of this Purchase Agreement.

           **APPROVAL BY ATTORNEYS**

Purchaser's and Seller's attorney review and approval of contract language within 5 calendar days of acceptance of this Purchase Agreement. Unless letter of non-approval is received from Purchaser's or Seller's attorney within said time frame, this transaction shall proceed to closing in accordance with the terms of the Purchase Agreement.

☒ **SURVEY**

Purchaser's receipt and satisfaction of a stake survey of the subject property at the:  
 (Check one box below)

☒ Purchaser's expense    OR    ☐ Seller's expense    on or before 60 days of accepted offer.

☒ **PERCOLATION TEST**

A percolation test satisfactory to Purchaser from the County Health Department at the  
 (Check one box below)

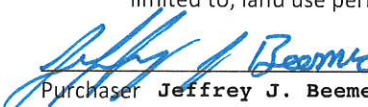
☒ Purchaser's expense    OR    ☐ Seller's expense    on or before 30 days of accepted offer.

           **PROPERTY TAX PRORATION - Typical for counties where taxes are paid in arrears**

Taxes will be treated as if they cover the CALENDAR year in which they are first billed. Taxes first billed in years prior to the year of closing will be paid by Seller without prorating. Taxes which are first billed in the year of closing will be prorated so Seller will pay taxes from the first of the year to closing date and Purchaser will pay taxes for the balance of the year, including the day of closing. If any bill for taxes is not issued as of the date of closing, the then current taxable value and tax rate plus any administrative fees will be substituted and prorated.

☒ **INSPECTION AND PURCHASER'S SATISFACTION**

Purchaser may investigate what permits will be necessary for Purchaser's intended use of the property including, but not limited to, land use permits/building restrictions, driveway and building permits on or before 60 days of accepted offer

 8-20-26  
 Purchaser **Jeffrey J. Beemer**    Date  
 for Superior Fine Furnishings, LLC

Seller **VILLAGE OF PINCKNEY**    Date

Purchaser    Date

Seller    Date

## 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. **A real estate licensee does not act as an attorney, tax advisor, surveyor, appraiser, environmental expert, or structural or mechanical engineer and you should contact professionals on these matters.**
- (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.

#### 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 (Check one)

I hereby disclose that the agency status of the licensee named below is:

- ☐ Seller's agent
- ☐ Seller's agent – limited service agreement
- ☒ Buyer's agent
- ☐ Buyer's agent – limited service agreement
- ☐ Dual agent
- ☐ Transaction coordinator (A licensee who is not acting as an agent of either the seller or the buyer.)
- ☐ None of the above

#### AFFILIATED LICENSEE DISCLOSURE (Check one)

- ☐ Check here if acting as a designated agent. Only the licensee's broker and a named supervisor 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.

K-3

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

Licensee Dina E Sabuda

Date

8-20-2026

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. **THIS IS NOT A CONTRACT.**

The undersigned DOES ☒ DOES NOT have an agency relationship with any other real estate licensee. If an agency relationship exists, the undersigned is represented as SELLER ☒ BUYER.

Potential ☒ Buyer ☐ Seller (circle one) Jeffrey J Beemer

for Superior Fine Furnishings, LLC

Date

8-20-2026

Potential Buyer/ Seller (circle one)

Date

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

# ADDENDUM A

In reference to the ☒ PURCHASE AGREEMENT, ☐ EXCHANGE AGREEMENT, ☐ LEASE,  
☐ COUNTER OFFER- covering the ☒ real property, ☐ business, ☐ premises - commonly  
 known as 1600 PATTERSON LAKE

Pinckney MI 48169  
 dated 08/20/26, between  
Purchaser: Superior Fine Furnishings LLC  
 and Seller: VILLAGE OF PINCKNEY

the undersigned parties hereby agree as follows:

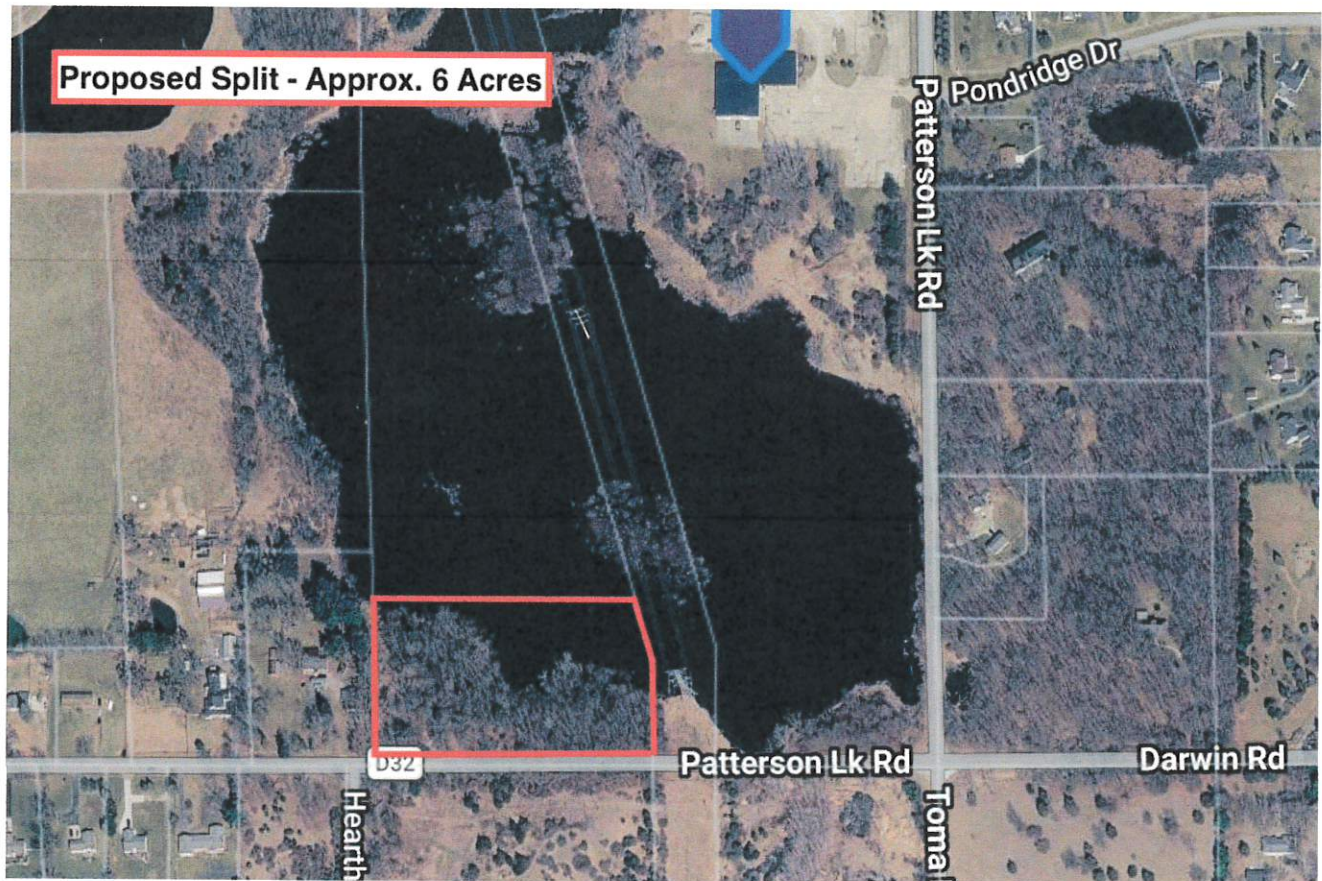
- 1) This offer is for approx. 6 acres (determined by survey) to be split from 1600 Patterson Lake Rd, Pinckney, MI 48169 (Tax ID #1427400002) (See Exhibit A for proposed split example)
- 2) Purchaser understands and accepts all responsibility and costs for investigating the soil evaluation, all surveys, electricity to the property, fuel source (natural gas/propane), site distance approvals, driveways, building approvals, and all permitting requirements to determine the viability of this project.
- 3) Purchaser acknowledges that the Village of Pinckney is selling this property in "As Is, Where Is" condition, with all faults and without representations or warranties. Purchaser will not ask for any refunds from the Village of Pinckney for any costs accrued for Due Diligence on this property.
- 4) Offer is subject to Purchaser's satisfaction with site distance approvals, soil evaluation test, and survey.
- 5) Purchaser agrees to break ground on construction of a new home within 90 days of closing.
- 6) Purchaser is a licensed real estate agent with the State of Michigan.

All other terms and conditions remain the same.

The herein agreement, upon its execution by both parties, is herewith made an integral part of the aforementioned Agreement of Sale.

DATED: 8-20-2026 TIME: \_\_\_\_\_ DATED: \_\_\_\_\_ TIME: \_\_\_\_\_  
Jeffrey J. Beemer Purchaser VILLAGE OF PINCKNEY Seller  
 for Superior Fine Furnishings LLC Purchaser Seller  
 Witness Diana E Sabuda Agent Witness \_\_\_\_\_ Agent  
 2/95 Form 4

## Exhibit A





Personal Business



✓ You don't have a payment due right now.

### Investments by J.P. Morgan (1)

BROKERAGE (...9727) ▶

Value as of 11:48 AM ET 08/20/2026

Account value **\$311,853.79** ||

Day change 0.00 (0.00%)



### External accounts (1)

Total assets **\$0.00** ||

Total liabilities **\$0.00**

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