# Paperwork checklist

A printable, general list. Confirm each item against official sources and your own transaction. This is not legal advice.

Property or notes

- [ ] Confirm whether the Michigan Seller Disclosure Act applies to your transfer (see MCL 565.952 and the exceptions in MCL 565.953).
- [ ] If it applies, complete the statutory Seller’s Disclosure Statement yourself (MCL 565.957). Answer every item. Report known conditions. Use unknown or not available only when that is true.
- [ ] Plan to deliver the signed statement before you execute a binding purchase agreement (MCL 565.954). Read the statute for timing, amendments, and a purchaser’s termination rights.
- [ ] If the home was built before 1978, or you are not sure of the year, review the federal Lead-Based Paint Disclosure Rule.
- [ ] For covered pre-1978 housing: disclose known lead-based paint and hazards, provide available records and reports, give the EPA pamphlet Protect Your Family from Lead in Your Home, and include the Lead Warning Statement.
- [ ] Give the buyer a 10-day period to inspect or do a risk assessment, unless you both agree in writing to a different period or the buyer waives that opportunity in writing (40 CFR 745.110).
- [ ] Gather surveys, well or septic records, inspection reports, and association documents you already have.

- [ ] When you accept an offer, use a written purchase agreement. Consider having a Michigan attorney review it before you sign.
- [ ] Ask your title company or closing attorney what to bring, including photo identification.
- [ ] Ask about local requirements that may apply to your city or county. Do not guess.

Official sources (open in a new tab from the main paperwork page if you are reading on paper, or use these links): Seller Disclosure Act, MCL 565.952, MCL 565.953, MCL 565.954, MCL 565.957, EPA Lead-Based Paint Disclosure Rule, Protect Your Family from Lead in Your Home, 40 CFR 745.110.

> This site is general information for Michigan sellers, not legal, tax, or financial advice. It is not a substitute for a Michigan attorney, a title or closing professional, or the official forms and instructions. Laws and local rules can change, and what applies depends on your property and transaction. Read the official sources linked here, and get advice for your situation before you rely on anything on this site.