

SELLER REFUSAL/STATEMENT REGARDING CONDITION OR DISCLOSURE REPORT

1 Seller's/Owner's Name(s): F-An-D LLC

2 _____

3 Entity Name (if any): _____

4 Name & Title of Authorized Representative: _____

5 Property Address: N2073 County Road II, Portland, WI 53594

6 _____

7 Name of Report Furnished: (Real Estate Condition Report) (Vacant Land Disclosure Report)

8 (Seller Disclosure Report- Commercial) (Other): _____

9 [STRIKE AND COMPLETE AS APPLICABLE].

10 LISTING AGENT: Stan Jones

11 LISTING FIRM: Unified Jones Auction & Realty

12 Wis. Admin. Code Chapter REEB 24 requires Listing Agent to make inquiries of Seller on the condition of the Property

13 and to request Seller provide a written response to Agent's inquiry. Wis. Stat. § 709.02 indicates that a property

14 owner/seller shall provide a Real Estate Condition Report (RECR) when the property includes 1-4 dwelling units and a

15 Vacant Land Disclosure Report (VLDR) when the property does not include any buildings. Listing Agent has provided

16 Seller with a RECR, VLDR or other property condition report and asked Seller to complete the report.

17 CHECK LINE 18 OR LINE 24, AS APPLICABLE:

18 ☐ SELLER REFUSAL TO COMPLETE

19 Seller hereby acknowledges that Seller has refused to provide Listing Agent with a completed RECR, VLDR or other

20 seller's disclosure report for the above Property. Seller understands this refusal may be disclosed to potential

21 purchasers. Seller acknowledges Seller has been advised that Seller's refusal to provide this report does not release

22 Seller of any disclosure obligations under the Wisconsin Statutes or common law. Seller should consult with legal

23 counsel regarding Seller's disclosure obligations in an "as-is" sale.

24 ☐ SELLER NOT REQUIRED TO COMPLETE REPORT

25 Seller hereby asserts that Seller is not required under Wis. Stat. § 709.01 to complete a RECR or a VLDR for the

26 above Property because: [CHECK BELOW AS APPLICABLE]

27 ☐ Seller is a personal representative of an estate and has never occupied the Property.

28 ☐ Seller is a trustee and has never occupied the Property.

29 ☐ Seller is a conservator and has never occupied the Property.

30 ☐ Seller is a fiduciary appointed by or subject to supervision by a court and has never occupied the Property.

31 ☒ The Property includes 1 to 4 dwelling units, but has not been inhabited.

32 ☐ The transfer is exempt from the real estate transfer fee under Wis. Stat. § 77.25.

33 Wisconsin real estate licensees have a legal duty to disclose material adverse facts and information suggesting the

34 possibility of material adverse facts to all parties. Listing Firm/Agent shall accordingly disclose any condition Listing

35 Firm/Agent becomes aware of to prospective purchasers.

36 Seller's/Owner's Signature: _____ F-An-D LLC Date: 8/10/2020

37 Seller's/Owner's Signature: Frederick J. Gay Member Date: 8/10/2020

38 Seller's/Owner's Signature: Alberah Gay " Date: 8/10/2020

39 Seller's/Owner's Signature: _____ Date: _____

40 Entity Authorized Signature (if any): _____ Date: _____

41 This form was delivered to Seller by Stan Jones on Date: _____

42 _____ Agent for Firm Print Name Here ▲