

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

United Country Oakwood Realty, LLC

DISCLOSURE OF MATERIAL ADVERSE FACTS

I am licensed in the state of Wisconsin as a real estate broker/~~salesperson~~ **STRIKE ONE**. Wisconsin law, per Wis. Stat. § 452.133 and Wis. Admin. Code § RL 24.07(2)-(3), requires real estate licensees to make prompt written disclosures to buyers and sellers regarding material adverse facts and regarding information suggesting the possibility of material adverse facts. In other words, the law says that I should make sure you know about certain possible problems that have not yet been reported to you by the other parties, licensees or professional inspectors.

An adverse fact is a condition or occurrence that is generally recognized by a competent real estate licensee as having a significant, adverse affect on the value of the property, as significantly reducing the structural integrity of the property, or as presenting a significant health risk to the property's occupants. An adverse fact also includes information that indicates that a party is not able or does not intend to fulfill his or her contractual obligations under the offer to purchase or other contract.

An adverse fact is material if a party indicates it is significant to them, or if it is generally recognized by a competent real estate licensee as being significant to a reasonable party, to the extent that it would impact whether or not the party enters into an offer to purchase or the party's decision about what terms and conditions should be in such a contract.

As a Wisconsin real estate licensee, I am thereby obligated by law to disclose the following information indicating a material adverse fact or suggesting the possibility of a material adverse fact: see attached addendum Z

(Plainly state only the facts without drawing conclusions or making predictions. Attach supporting reports and documentation.)

It is recommended that the sellers and buyers in this transaction obtain professional assistance to conduct appropriate property inspections, testing and other investigations regarding this information. The licensees in this transaction will draft inspection, testing or investigation contingencies, amendments, notices and other documents pertaining to the offer to purchase as directed by the parties.

Sellers and buyers should contact their attorneys with any questions concerning their legal rights and obligations.

Daniel Kiedinger, Broker

Licensee Signature ▲

Daniel J Kiedinger

Print Licensee Name Here ▲

United Country Oakwood Realty LLC

Broker/Firm Name ▲

July 5, 2023

Date ▲

By initialing and dating below, I acknowledge that I have received and read this disclosure form.

Party Initials ▲

Date ▲

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Addendum Z

- 1) The lower level room used as a guest bedroom the broker considers to be nonconforming because there is no ingress/egress window.
- 2) This property is teaming with wildlife. It is a superb hunting property. Recently a black bear has been seen on the property and neighbors have seen a black bear with her cubs on surrounding properties. At times black bears do take down the bird feeder in the front yard. Throughout the years the sellers have also seen wolves, coyotees, turkeys, and lots and lots of deer.
- 3) There is no venting for the clothes dryer.
- 4) The standing metal seem roof came with a 42 year warranty.
- 5) The acreage is approximate and based on the tax parcels.
- 6) The seller would like the right to leave whatever deer stands and wagon trailers, that are currently on the property in the woods, that they wish to leave.
- 7) The property is located in both towns of Lemonweir and Marion.

The following items will be explained to a new buyer by the sellers:

- a. The irrigation system from the pond that waters the lawn around the house & two garden areas. The sellers will explain the winterization process.
- b. The Maximum Security system in the home and pole shed.
- c. The aerator system in the pond that the sellers no longer use.
- d. The drainage system that was developed when approximately five years ago, the winter thaw was so great that flooding accured to the north of the driveway as you enter the property and around the pond. This system includes a manual hatch which allows water to be released from the pond anytime levels reach the dock.