

**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 § REEB 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: \_\_\_\_\_

*PR recalls seller may have mentioned small amount of water in basement during heavy rains.*

(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.

*Donna Bartels*  
\_\_\_\_\_  
Licensee Signature ▲ *Donna Bartels*  
*Pleasant View Realty*  
\_\_\_\_\_  
Broker/Firm Name ▲

*Donna Bartels*  
\_\_\_\_\_  
Print Licensee Name Here ▲  
*9/4/24*  
\_\_\_\_\_  
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.

**SELLER REFUSAL/STATEMENT REGARDING CONDITION OR DISCLOSURE REPORT**

1 Seller's/Owner's Name(s): Ronda Hendricks PR  
2 Entity Name (if any): \_\_\_\_\_  
3 Name & Title of Authorized Representative for Seller Entity: \_\_\_\_\_  
4 Property Address: 1723 Harrison St, New Holstein, WI 53061

5 Listing Agent and Listing Firm: Donna Bartels Pleasant View Realty

6 Wis. Admin. Code § REEB 24.07(1) requires Listing Agent to make inquiries of Seller regarding the condition of  
7 the Property and request that Seller provide a written response to the inquiry. Wis. Stat. § 709.02 indicates that a  
8 property owner shall provide a Real Estate Condition Report (RECR) when the property includes 1-4 dwelling  
9 units and a Vacant Land Disclosure Report (VLDR) when the property does not include any buildings.

10 Listing Agent provided Seller with the following condition/disclosure report(s) and asked Seller to complete  
11 it/them: (Real Estate Condition Report) (Vacant Land Disclosure Report) (Seller Disclosure Report – Commercial)  
12 (Other: \_\_\_\_\_) **STRIKE AND COMPLETE AS APPLICABLE**

13 **CHECK LINE 14 OR LINE 20, AS APPLICABLE:**

14  **SELLER REFUSAL TO COMPLETE**

15 Seller hereby acknowledges that Seller has refused to provide Listing Agent with a completed RECR, VLDR or  
16 other seller's disclosure report for the Property. Seller understands this refusal may be disclosed to potential  
17 purchasers and has been advised that Seller's refusal to provide this report does not release Seller from any  
18 disclosure obligations under the Wisconsin Statutes or common law. Seller should consult with legal counsel  
19 regarding Seller's disclosure obligations in an "as-is" sale.

20  **SELLER NOT REQUIRED TO COMPLETE REPORT**

21 Seller hereby asserts that Seller is not required to complete a condition or disclosure report for the Property  
22 because **CHECK BELOW AS APPLICABLE**:

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

24  Seller is a trustee and has never occupied the Property.

25  Seller is a conservator and has never occupied the Property.

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

27  The Property includes 1 to 4 dwelling units but has not been inhabited.

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

29 Wisconsin real estate licensees have a legal duty to disclose material adverse facts and information suggesting  
30 the possibility of material adverse facts to all parties. Listing Agent shall accordingly disclose any condition Listing  
31 Agent becomes aware of to prospective purchasers.

32 This form was delivered to Seller by Donna Bartels on 09/04/2024  
33 Agent for Firm Print Name ▲ Date ▲

34 Seller's/Owner's Signature: Ronda P. Hendricks PR Ronda Hendricks PR Date: 9/4/24  
35 Seller's/Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
36 Seller's/Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
37 Seller's/Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

38 This form was delivered to Buyer by \_\_\_\_\_ on \_\_\_\_\_  
39 Agent for Firm Print Name ▲ Date ▲

40 Acknowledgment of Receipt by Buyers: \_\_\_\_\_  
41 Initials ▲ Date ▲

42 Buyer's acknowledgment of receipt of this form does not constitute waiver of any right that Buyer may have based  
43 on not receiving a completed condition or disclosure report from Seller.