

**USE OF PROPERTY/ ZONING REGULATIONS DISCLAIMER**

1 Buyer \_\_\_\_\_ has  
2 been advised by real estate agent Matthew Kapellen, associated with  
3 Pleasant View Realty (Firm), of the  
4 following relative to the (Offer to Purchase/Option to Purchase/Lease or Rental Agreement/Letter of  
5 Intent/Buyer Agency Agreement/ \_\_\_\_\_) **COMPLETE AND**  
6 **STRIKE AS APPLICABLE** dated \_\_\_\_\_ for the property located at 18 Acres  
7 Little Elkhart Lake Rd, Rhine , WI (Property),  
8 and agrees as follows:

9 Buyer acknowledges and agrees that Buyer is not relying on any representations, including  
10 marketing, by the Property owner, their agent, or Buyer's agent concerning the future use of the Property.  
11 Buyer understands that zoning or other regulations such as condominium, homeowners or lake association  
12 regulations, including those related to the rental of properties, may change, which could impact the use of  
13 the Property now and in the future. Buyer is solely responsible to verify the zoning classification and  
14 regulations affecting the Property, the uses permitted thereon, and to obtain any necessary permits or  
15 approvals by contacting the appropriate local government officials or association representatives. An  
16 attorney should be consulted if legal advice is needed regarding the use of the Property.

17 **Hold Harmless.** Buyer agrees to hold the Firm, and all its associated agents, harmless from any and  
18 all claims, arising out of or relating to the buyer's election not to consult with legal counsel or the local unit  
19 of government relating to the current or future use of the property or include a contingency in the agreement  
20 between the parties to determine the use of the Property.

21 By initialing and dating below, Buyer acknowledges they have received and read a copy of this Disclaimer.

22 \_\_\_\_\_  
23 (Buyer's Initials) ▲ (Date) ▲ (Buyer's Initials) ▲ (Date) ▲  
24 \_\_\_\_\_  
25 (Buyer's Initials) ▲ (Date) ▲ (Buyer's Initials) ▲ (Date) ▲

26 Buyer Entity Name (if any): \_\_\_\_\_

27 By: \_\_\_\_\_  
28 (Authorized Initials) ▲ (Date) ▲  
29 Print Name & Title } \_\_\_\_\_

Drafted by: Attorney Debra Peterson Conrad, Wisconsin REALTORS® Association (2023)  
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.