

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

1 Seller's/Owner's Name(s): Margaret A Hinz, Personal Rep

2 \_\_\_\_\_

3 Entity Name (if any): \_\_\_\_\_

4 Name & Title of Authorized Representative: Personal Rep of the Estate of Edward Docter

5 Property Address: 10402 County Road A, Schleswig, WI

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: Matthew Kapellen

11 LISTING FIRM: Pleasant View 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: Margaret A Hinz Margaret A Hinz, Personal Rep Date: 4/2/2024

37 Seller's/Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

38 Seller's/Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

39 Seller's/Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

40 Entity Authorized Signature (if any): \_\_\_\_\_ Date: \_\_\_\_\_

41 This form was delivered to Seller by Matthew Kapellen on Date: \_\_\_\_\_

42 Agent for Firm Print Name Here ▲

**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: Listing Realtor saw roof shingles on the ground and roof is in bad shape. Some missing flooring, moisture in the basement. Rust in the water system as well. Home is in need of work. Pleasant View Realty encourages any buyer to use due diligence and seek any/all inspections at buyers discretion  
(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.

M.K.  
\_\_\_\_\_  
Licensee Signature ▲

Matt Kapellen, Pleasant View Realty  
\_\_\_\_\_  
Print Licensee Name Here ▲

Pleasant View Realty  
\_\_\_\_\_  
Broker/Firm Name ▲

April 2, 2024  
\_\_\_\_\_  
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.