

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 § 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: 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 ▲

June 30, 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.

Broker Disclosure and Information Addendum Z

- 1) The exact square footage of the home is difficult to determine by broker measurements, and some room sizes are not exact rectangles for measurements, buyers and buyer agents to do their own due diligence.
- 2) The age of the home is approximate. The assessor records are in transition from one assessor to the next and an accurate number could not be verified. Age of home is determined by a previous MLS listing.
- 3) The septic permit shows that the septic is sized for a three-bedroom home.
- 4) While the new windows in the three-season room have been updated at some point, they are not part of the current owner's updates.
- 5) The upstairs bedrooms do not have vents for HVAC. The primary bedroom does have electric heat from a wall unit and there is in-floor heat in the upstairs bathroom. There is a floor grate into one of the bedrooms for rising heat above the wood stove below. The upstairs bedrooms use gravity heat from below.
- 6) The broken pieces of concrete slab in the pasture behind the barn will stay with the property.
- 7) There is water seepage in the basement in a few places where the wall meets the floor. The NE corner of the block foundation part of the basement has a crack & in this area, the lower part of the wall showed signs of seepage. This may be due, or partially due to a leaking spigot in the garage.
- 8) It was recently discovered during this listing period, that the ceiling in the three-season room was leaking. The seller recently removed the ceiling in the three-season room in order to locate the leak. The seller also removed the wall coverings with the intent to add insulation. The work in this room is not complete and the seller is selling the property "as is".
- 9) The conduit on the south side of the pole barn seems to not go into the ground far enough to cover the wires that are seen along the surface of the lawn.
- 10) In the pole barn there was a wet area on the floor that was noticed during a rainstorm.
- 11) During a rainstorm, a wet area in the hay was noticed in the haymow.