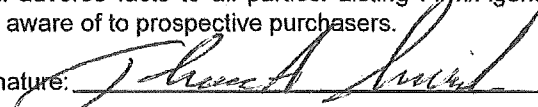


SELLER REFUSAL/STATEMENT REGARDING CONDITION OR DISCLOSURE REPORT
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- 1 Seller's/Owner's Name(s): _____
- 2 _____
- 3 Entity Name (if any): Larry A. Schneider & Tamara G. Schneider Irrevocable Trust
- 4 Name & Title of Authorized Representative: Tom Schneider
- 5 Property Address: E7298 770th Ave, Colfax, WI 54730, Colfax, WI 54730
- 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: Jill Rassbach Pember
- 11 LISTING FIRM: Rassbach Realty LLC
- 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:  Date: 8-25-20
- 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 Jill Rassbach Pember on Date: _____

42 _____ Agent for Firm Print Name Here ▲