

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

1 Seller's/Owner's Name(s): Caroyl May , Barb Vadnais (Personal Rep)  
 2 \_\_\_\_\_  
 3 Entity Name (if any): \_\_\_\_\_  
 4 Name & Title of Authorized Representative: \_\_\_\_\_  
 5 Property Address: 1005 5th Ave E, Menomonie, WI 54751, ,  
 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: \_\_\_\_\_ Caroyl May Date: \_\_\_\_\_  
 37 Seller's/Owner's Signature: Barbara Vadnais, PR Barb Vadnais (Personal Rep) Date: 9/13/21  
 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: 9/13/2021  
 42 Agent for Firm Print Name Here ▲