

SELLER REFUSAL/STATEMENT REGARDING CONDITION OR DISCLOSURE REPORT

1 Seller's/Owner's Name(s): Beverly A. Hathaway Estate
 2 _____
 3 Entity Name (if any): _____
 4 Name & Title of Authorized Representative: Caya Hathaway, Personal Representative
 5 Property Address: 1209 17th 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: Mike Sullivan
 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: Caya Hathaway Beverly A. Hathaway Estate Date: 04/17/2023
 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 Mike Sullivan on Date: 04/17/2023
 42 Agent for Firm Print Name Here ▲

AMENDMENT TO CONDITION OR DISCLOSURE REPORT

1 **Requirement to Amend Report:** Wis. Stat. § 709.035 requires owners who, prior to acceptance of an offer to purchase or
2 an option to purchase, become aware of a condition or obtain information that would change an answer on a Real Estate
3 Condition Report or a Vacant Land Disclosure Report, to amend the report. This may be done by completing another copy
4 of the report that reflects the new information, or by completing an amendment to the previously completed report. This
5 form may be used for such an amendment.

6 **Owner's Name(s):** Beverly A. Hathaway Estate
7 _____

8 **Name of Report Furnished:** (Real Estate Condition Report) (~~Vacant Land Disclosure Report~~) (~~Seller Disclosure Report-~~
9 ~~Commercial~~)(Other: _____) **STRIKE AND COMPLETE AS APPLICABLE**

10 **Date and Address on Prior Report:** This Amendment modifies the report dated 02/13/2023 (date of report), for the
11 Property at 1209 17th Ave E (street address) in the
12 (City) (Village) (Town) of Menomonie, County of Dunn, State of Wisconsin.

13 **Owner's Amended Responses:** Indicate the number(s) of the questions where the Owner's answer(s) are affected by the
14 new information, the Owner's new answer(s) based upon the new information, and if a response is changed to "yes", an
15 explanation of the reason why the response is "yes".

Question Number Where Owner's Response Affected by New Information or Condition	Owner's New Response		
	YES	NO	N/A
<u>B2</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>B8</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>B9</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>B11</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

23 Owner's explanation of any "YES" responses: _____
24 B2: Improper lugging of grounded conductor, per prior home inspection.
25 B8: South facing patio doors have wood rot. Garage has wood rot, block cracks, a bowed
26 wall, and moisture on walls, per prior home inspection.
27 B9: Kitchen dishwasher is not in working condition, garage door is not operating properly,
28 per prior home inspection
29 B11: Master bathtub has a leak, per prior home inspection
30 _____
31 _____

32 **Owner's Certification:** The Owner certifies that the information in this amendment is true and correct to the best of the
33 Owner's knowledge as of the date on which the Owner signs this amendment.

34 Owner Cory Hathaway Beverly A. Hathaway Estate Date 04/17/2023
Personal Representative
35 Owner _____ Date _____
36 Owner _____ Date _____
37 Owner _____ Date _____

38 **Buyer's Acknowledgment:** The undersigned acknowledges receipt of a copy of this amendment.
39 Prospective Buyer _____ Date _____
40 Prospective Buyer _____ Date _____
41 Prospective Buyer _____ Date _____
42 Prospective Buyer _____ Date _____