

OFFER TO PURCHASE
ADDENDUM "C"
LIBERTY CREEK CONDOMINIUMS

Addendum to OFFER TO PURCHASE dated _____ for property located at _____
Legion Circle, Unit # _____, West Bend, WI 53090.

DISCLOSURE:

(1) Liberty Creek Condominiums developed and built by Jim Emmer (Wisconsin Real Estate Broker) and Klink Builders (General Contractor) d/b/a Liberty Creek Condominiums, LLC.

MATERIALS AND PRODUCTS:

(2) Sellers retain the right to substitute materials and products pending availability. Sellers agree all substitutions will be equal or better quality. Exterior colors and roof designs are selected by the Seller. Buyers to choose floor coverings, Formica colors, and light fixtures if unit is under construction.

EARNEST MONEY DEPOSITS:

(3) A minimum of \$2,000 earnest money to be deposited with Emmer Real Estate Group Trust Account.

ONE YEAR NEW CONSTRUCTION WARRANTY:

(4) (A) Mechanical components installed in the subject property are warranted to the extent that the manufacturer delivers to said product.

(B) Klink Builders and subcontractors warrant that the subject property was built in a workmanlike manner in accordance with the proper building codes and requirements of the State and/or municipality.

(C) All materials used in the construction of subject property are warranted to the extent that the supplier, and/or manufacturer, shall extend to said product.

COMPLIANCE WITH WISCONSIN ENERGY CODES:

(5) All units comply or exceed Wisconsin Energy Code at the time of receiving occupancy permit.

PROPERTY ASSESSMENT:

(6) Buyer is aware that the City of West Bend may be currently reassessing real property values for tax purposes, and understands that such reassessment may result in an increase in property taxes.

VIEWING PROPERTY:

(7) Buyer reserves the right to view the property prior to closing.

E-MAIL/DOCUSIGN:

(8) If e-mail or DocuSign (electronic) signatures are used, said signatures are to be honored as authentic and binding.

TAX PRORATION:

(9) The tax proration will be based on current assessment at the time of closing times the 2019 tax rate.

Dated _____

Buyer

Buyer

Acceptance of Offer:

Dated _____

Offer is Rejected (Seller initial) _____

Offer is Countered (Seller initial) _____

Seller

Seller