REALTY EXECUTIVES
INTEGRITY

NOTICE TO BUYERS AND SELLERS

RANGE OF SERVICE. Real estate Firm's services are limited by law. For example, licensees are prohibited from giving legal or tax advice. A Licensee should not be asked to provide services outside their licensing. Generally, the Firm markets properties, helps buyers locate property, advises clients on market conditions, and helps clients negotiate.

YOU MAY NEED OTHER PROFESSIONALS, such as: Buyers may need: home inspector, foundation expert, surveyor, designer. Sellers may need: a tax adviser (i.e., capital gains, FIRPTA), well / septic expert(s), title agent, repair contractor(s). BUYERS AND SELLERS: YOU MAY NEED TO CONSULT AN ATTORNEY. We strongly encourage you to have an attorney throughout your transaction.

REAL ESTATE CONDITION REPORT: Wisconsin law requires sellers of vacant land, and most sellers of 1-4 family residences, to provide a completed Real Estate Condition Report ("RECR"). Sellers should take great care completing the RECR, fill out the entire form, fully disclose defects, including those known in the "Other" category, and direct questions to their attorney. Buyers: A RECR asks about the seller's *awareness* of adverse facts. It is not a guaranty that a "NO" answer means a condition doesn't exist. The RECR is the seller's statement, not the Firm's or Agent's.

PROPERTY CHANGES. Buyers: If you plan to change how the property is used, or make any improvements, such as using a basement area as a bedroom, installing a pool, erecting a fence, adding garage space or adding a shed, you must investigate whether this will be permitted. Your licensee is not an expert about subdivision covenants, zoning or land development and should not be relied on to guide you or investigate these issues. There may be lot line setbacks, land conditions, restrictions ("no privacy fences, sheds or above-ground pools"), drainage or utility easements, ordinances, wetlands or flood plains that will prevent or limit your new use or improvements. Buyers are responsible for due diligence regarding their new use or improvement of the property.

REFERRALS ARE NOT GUARANTEES OF PERFORMANCE. A firm or licensee are sometimes asked to make referrals to other professionals, such as inspectors, lenders and repair contractors. If a firm or licensee offers a name, the licenseehas probably had good reports about the person, but is not warranting their work, background or expertise. The referral is a starting point for your investigation of the person's ability and expertise. You are free to use any individual(s) that are qualified in respect to the agreed upon contract.

BUYERS MUST INVESTIGATE, INSPECT, AND CONSIDER TESTING. A licensee only has a duty to make a visual inspection of a property at the time of listing or showing. You should inspect the property as well. Licensees are not required by law to have training in spotting defects, to move furniture, to climb ladders or to view all parts of a property. Defects not noticed by a licensee could be seen by an expert, or found through testing (e.g., radon / toxic mold). You should include contingencies in your offer for expert analysis. When you receive an expert report, review it closely and completely. Much information about a property is available, often online, from the municipality, county, sanitary district, school district, FEMA. You should research, and seek expert help, regarding all matters you deem material to the purchase.

DO NOT RELY ON MLS INFORMATION. An MLS "data sheet," or other property information, supplied to your licensee by another licensee may be passed along to you. The data may be from many sources. The Firm has not verified the information. Some of it could be wrong. **If a lot size, feature, square footage, school district or other proximity is important to you, you must independently research and verify it.** Sellers should review the MLS data sheet prepared by their licensee to be sure it is accurate. Sellers must inform their licensee if you spot an error.

PAY ATTENTION TO TITLE INSURANCE. Most sellers agree to pay for title insurance for the buyer. Title Insurance is very important but can be difficult to understand. It may reveal documents that limit how the property can be used. You may certainly ask questions of the title company, but no one except your lawyer is licensed to advise you about title. Licensee are **prohibited** from advising you about the "state of title" and thus do not review title for you.

I HAVE READ, AND I UNDERSTAND, THE STATEMENTS ABOVE. Dated: 9·14·2026

Kathleen L Limm
(Party Signature)

(Party Signature)