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4801 Forest Run Road
Madison, Wisconsin 53704

Hyperion Realty

DISCLOSURE OF MATERIAL ADVERSE FACTS

I am a Wisconsin real estate licensee. Wisconsin law, per Wis. Stat. § 452.133 and Wis. Admin. Code § REEB 24.07(2), requires real estate licensees to make prompt written disclosure of material adverse facts to buyers and sellers. In other words, the law requires that I disclose to you in writing any material adverse facts of which I am aware and that you do not know or could not discover through reasonably vigilant observation.

This disclosure pertains to the real property located at: 10112 W Sharon LN, in the City of Milwaukee, County of Milwaukee, Wisconsin (the "Property").

An adverse fact is a condition or occurrence that is generally recognized by a competent real estate licensee as significantly and adversely affecting the value of the Property, significantly reducing the structural integrity of the Property, or presenting a significant health risk to the Property's occupants. An adverse fact also includes information that indicates that a party is not able or does not intend to fulfill his or her contractual obligations under the offer to purchase or other contract.

An adverse fact is material if a party indicates that it is significant to that party, or if a competent real estate licensee would generally recognize it as significant to a reasonable party, such that it would affect the party's decision to enter into a contract, such as an offer to purchase, or the party's decision regarding the terms and conditions of such a contract.

As a Wisconsin real estate licensee, I am required by law to disclose the following material adverse fact(s) of which I am aware: A home inspection and sewer scope were done in the summer of 2026. Numerous defects were found. Below this disclosure is the previous disclosure of material adverse facts. Numerous fixes have been done since then. Including fixing the back-pitched section of the main sewer drain, painting all exposed exterior wood, electrical repairs, replacing broken glass around the property, and other plumbing repairs. Please review the previous disclosure of material adverse facts below.

(State only the facts. Do not draw conclusions or make predictions. Attach supporting reports or documentation, if any.)

It is recommended that the sellers and buyers in this transaction obtain professional assistance to conduct appropriate property inspections, testing and other investigations regarding this information. The licensees in this transaction will draft inspection, testing or investigation contingencies, amendments, notices and other documents pertaining to the offer to purchase according to the parties' instructions.

Sellers and buyers should contact their attorneys with any questions concerning their legal rights and obligations.

Garrin Horwitz
Licensee Signature ▲

Garrin Horwitz
Print Licensee Name Here ▲

10/26/2026
Date ▲

Hyperion Realty
Firm Name ▲

By initialing and dating below, I acknowledge that I have received and read this disclosure form.

Party Initials ▲

Date ▲

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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As a Wisconsin real estate licensee, I am required by law to disclose the following material adverse fact(s) of which I am aware: A home inspection and sewer scope found stepped cracking and block movement in the foundation, sewer lateral backpitching, basement moisture intrusion, damaged rear balcony wood, a leaning retaining wall, garage floor and foundation cracking/settlement, a double-tapped breaker, open panel knockouts, exposed splices, a leaking water heater relief valve, corroded distribution piping, a damaged stair stringer, broken window glass, and other items in the report and scope, which will be provided to all prospective buyers and agents. Sewer backups occurred in November 2023 and early 2026.
(State only the facts. Do not draw conclusions or make predictions. Attach supporting reports or documentation, if any.)

It is recommended that the sellers and buyers in this transaction obtain professional assistance to conduct appropriate property inspections, testing and other investigations regarding this information. The licensees in this transaction will draft inspection, testing or investigation contingencies, amendments, notices and other documents pertaining to the offer to purchase according to the parties' instructions.

Sellers and buyers should contact their attorneys with any questions concerning their legal rights and obligations.

Garrin Horwitz
Licensee Signature ▲

Garrin Horwitz
Print Licensee Name Here ▲

Hyperion Realty
Firm Name ▲

07/08/2026
Date ▲

By initialing and dating below, I acknowledge that I have received and read this disclosure form.

Party Initials ▲

Date ▲

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