

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

SELLER REFUSAL/STATEMENT REGARDING CONDITION OR DISCLOSURE REPORT

- 1 Seller's/Owner's Name(s) Scott Steuer
- 2 Entity Name (if any): _____
- 3 Name & Title of Authorized Representative for Seller Entity: _____
- 4 Property Address: 6207 68th St, Kenosha, WI 53142
- 5 Listing Agent and Listing Firm: Lisa Fabiano, The Lisa Fabiano Group @ EXP
- 6 Wis. Admin. Code § REEB 24.07(1) requires Listing Agent to make inquiries of Seller regarding the condition of
- 7 the Property and request that Seller provide a written response to the inquiry. Wis. Stat. § 709.02 indicates that a
- 8 property owner shall provide a Real Estate Condition Report (RECR) when the property includes 1-4 dwelling
- 9 units and a Vacant Land Disclosure Report (VLDR) when the property does not include any buildings.
- 10 Listing Agent provided Seller with the following condition/disclosure report(s) and asked Seller to complete
- 11 it/them (Real Estate Condition Report) (Vacant Land Disclosure Report) (Seller Disclosure Report - Commercial)
- 12 ~~Other~~ _____ **STRIKE AND COMPLETE AS APPLICABLE**

13 **CHECK LINE 14 OR LINE 20, AS APPLICABLE:**

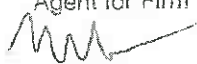
14 ☐ **SELLER REFUSAL TO COMPLETE**

- 15 Seller hereby acknowledges that Seller has refused to provide Listing Agent with a completed RECR, VLDR or
- 16 other seller's disclosure report for the Property. Seller understands this refusal may be disclosed to potential
- 17 purchasers and has been advised that Seller's refusal to provide this report does not release Seller from any
- 18 disclosure obligations under the Wisconsin Statutes or common law. Seller should consult with legal counsel
- 19 regarding Seller's disclosure obligations in an "as-is" sale.

20 ☒ **SELLER NOT REQUIRED TO COMPLETE REPORT**

- 21 Seller hereby asserts that Seller is not required to complete a condition or disclosure report for the Property
- 22 because **CHECK BELOW AS APPLICABLE:**
- 23 ☒ Seller is a personal representative of an estate and has never occupied the Property.
- 24 ☐ Seller is a trustee and has never occupied the Property.
- 25 ☐ Seller is a conservator and has never occupied the Property.
- 26 ☐ Seller is a fiduciary appointed by or subject to supervision by a court and has never occupied the Property.
- 27 ☐ The Property includes 1 to 4 dwelling units but has not been inhabited.
- 28 ☐ The transfer is exempt from the real estate transfer fee under Wis. Stat. § 77.25.

- 29 Wisconsin real estate licensees have a legal duty to disclose material adverse facts and information suggesting
- 30 the possibility of material adverse facts to all parties. Listing Agent shall accordingly disclose any condition Listing
- 31 Agent becomes aware of to prospective purchasers.

- 32 This form was delivered to Seller by Lisa Fabiano The Fabiano Group @ EXP on 09/11/2026
- 33 _____ Agent for Firm Print Name ▲ Date ▲
- 34 Seller's/Owner's Signature:  Date: 09-11-26
- 35 Seller's/Owner's Signature: _____ Date: _____
- 36 Seller's/Owner's Signature: _____ Date: _____
- 37 Seller's/Owner's Signature: _____ Date: _____

- 38 This form was delivered to Buyer by _____ on _____
- 39 _____ Agent for Firm Print Name ▲ Date ▲

- 40 Acknowledgment of Receipt by Buyers: _____ Date ▲
- 41 _____ Initials ▲
- 42 Buyer's acknowledgment of receipt of this form does not constitute waiver of any right that Buyer may have based
- 43 on not receiving a completed condition or disclosure report from Seller.

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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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