

SELLER REFUSAL/STATEMENT REGARDING CONDITION OR DISCLOSURE REPORT

1 Seller's/Owner's Name(s): _____
 2 _____
 3 Entity Name (if any): _____
 4 Name & Title of Authorized Representative: _____
 5 Property Address: N5454 Crystal Springs Dr., Fredonia, WI 53021
 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: Tiffany Cusatis
 11 LISTING FIRM: Redefined Realty Advisors, 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: *Randy L. Lutz* Date: 9/16/20

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 *Tiffany Cusatis* Redefined Realty on Date: 9/16/20
 42 Agent for Firm Print Name Here ▲