

**OFFER ADDENDUM S - LEAD BASED PAINT
DISCLOSURES AND ACKNOWLEDGMENTS**

LEAD WARNING STATEMENT: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Disclosures and Acknowledgments made with respect to the Property at 2425 S 63rd St, West Allis, WI 53219

, Wisconsin.

SELLER DISCLOSURE AND CERTIFICATION.

Note: See Seller Obligations at lines 27 - 54 and 55 - 112.

(1) SELLER DISCLOSURES: (a) Seller hereby represents that Seller has no knowledge of any lead-based paint or lead-based paint hazards (collectively referred to as LBP) present in or on the Property except:

None

(Explain the information known to Seller, including any additional information available about the basis for the determination that LBP exists in or on the Property, the location of any LBP, and the condition of painted surfaces, or indicate "none.")

(b) Seller hereby confirms that Seller has provided the Buyer with the following records and reports which comprise all of the reports and records available to Seller pertaining to lead-based paint or lead-based paint hazards (LBP) in or on the Property:

(Identify the LBP record(s) and report(s) (e.g. LBP abatements, inspections, reductions, risk assessments, etc., as defined at lines 89 - 107) provided to Buyer, or indicate "none available.")

(2) SELLER CERTIFICATION: The undersigned Seller has reviewed the information above and certifies, to the best of their knowledge, that the information provided by them is true and accurate.

(X) Thomas A. Belanger
(ALL Sellers' signatures) ▲ Print Names Here Thomas Belanger

Mary Belanger
Mary Belanger

9/17/24
(Date) ▲

Seller Obligations under the Federal Lead-Based Paint Disclosure Rules

(Based upon 40 CFR Chapter 1, Part 745, Subpart F, §§745.103, 745.107, 745.110, 745.113 & 745.115; and 24 CFR subtitle A, Part 35, Subpart H, §§35.86, 35.88, 35.90, 35.92 & 35.94, which all are collectively referred to in this Addendum as Federal LBP Law.)
DISCLOSURE REQUIREMENTS FOR SELLERS. (a) The following activities shall be completed before the Buyer is obligated under any contract to purchase target housing that is not otherwise an exempt transaction pursuant to Federal Law. Nothing in this section implies a positive obligation on the Seller to conduct any risk assessment and/or inspection or any reduction activities.

(1) Provide LBP Pamphlet to Buyer. The Seller shall provide the Buyer with an EPA-approved lead hazard information pamphlet. Such pamphlets include the EPA document entitled *Protect Your Family From Lead In Your Home* (EPA #747-K-99-001) or an equivalent pamphlet that has been approved for use in this state by EPA.

(2) Disclosure of Known LBP to Buyer. The Seller shall disclose to the Buyer the presence of any known lead-based paint and/or lead-based paint hazards in the target housing being sold. The Seller shall also disclose any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or lead-based paint hazards, and the condition of painted surfaces (chipping, cracked, peeling).

(3) Disclosure of Known LBP & LBP Records to Agent. The Seller shall disclose to each agent the presence of any known lead-based paint and/or lead-based paint hazards in the target housing being sold and the existence of any available records or reports pertaining to lead-based paint and/or lead-based paint hazards. The Seller shall also disclose any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces (chipping, cracked, peeling).

(4) Provision of Available LBP Records & Reports to Buyer. The Seller shall provide the Buyer with any records or reports available (see line 88) to the Seller pertaining to lead-based paint and/or lead-based paint hazards in the target housing being sold. This requirement includes records or reports regarding common areas. This requirement also includes records or reports regarding other residential dwellings in multifamily target housing, provided that such information is part of a risk assessment and/or inspection or a reduction of lead-based paint and/or lead-based paint hazards in the target housing as a whole.

(b) Disclosure Prior to Acceptance of Offer. If any of the disclosure activities identified in lines 30-51 occurs after the Buyer has provided an offer to purchase the housing, the Seller shall complete the required disclosure activities prior to accepting the Buyer's offer and allow the Buyer an opportunity to review the information and possibly amend the offer.

55 ■ **CERTIFICATION AND ACKNOWLEDGMENT OF LBP DISCLOSURE.** (a) Seller requirements. Each contract to sell target
56 housing shall include an attachment or addendum containing the following elements, in the language of the contract (e.g., English,
57 Spanish):

58 (1) Lead Warning Statement. A Lead Warning Statement consisting of the following language:

59 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified
60 that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead
61 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,
62 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to
63 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on
64 lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the buyer of any known
65 lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to
66 purchase.

67 (2) Disclosure of Known LBP & LBP Information Re: the Property. A statement by the Seller disclosing the presence of
68 known lead-based paint and/or lead-based paint hazards in the target housing being sold or indicating no knowledge of the
69 presence of lead-based paint and/or lead-based paint hazards. The Seller shall also provide any additional information
70 available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination
71 that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint
72 hazards, and the condition of the painted surfaces (chipping, cracked, peeling, dust, etc.).

73 (3) List of Available LBP Records & Reports Provided to Buyer. A list of any records or reports available to the Seller
74 pertaining to lead-based paint and/or lead-based paint hazards in the housing that have been provided to the Buyer. If no
75 such records or reports are available, the Seller shall so indicate.

76 (4) Buyer Acknowledgment of Receipt of Disclosures, Records & Pamphlet. A statement by the Buyer affirming receipt
77 of the information set out in lines 67 - 75 and a lead hazard information pamphlet approved by EPA.

78 (5) Buyer Acknowledgment of Receipt of Opportunity for LBP Inspection. A statement by the Buyer that he or she has either:
79 (i) received the opportunity to conduct the risk assessment or inspection required per lines 123 - 127; or (ii) waived the opportunity.

80 (6) Agent Certification. When one or more real estate agents are involved in the transaction to sell target housing,
81 a statement from each agent that: (i) The agent has informed the Seller of the Seller's obligations under
82 Federal LBP Law; and (ii) the agent is aware of his or her duty to ensure compliance with Federal LBP Law. Agents ensure
83 compliance by informing Seller of his or her obligations and by making sure that the Seller or the agent personally completes
84 the required activities. Buyer's agents paid solely by Buyer are exempt.

85 (7) Signatures. The signatures of all Sellers and Buyers, and all agents subject to Federal LBP Law (see lines 80 - 84)
86 certifying to the accuracy of their statements to the best of their knowledge, along with the dates of the signatures.

87 ■ **DEFINITIONS:**

88 Available means in the possession of or reasonably obtainable by the Seller at the time of the disclosure.

89 Abatement means the permanent elimination of lead-based paint and/or lead-based paint hazards by methods such as
90 removing, replacing, encapsulating, containing, sealing or enclosing lead-based paint with special materials, in conformance
91 with any applicable legal requirements.

92 Buyer means one or more individuals or entities who enter into a contract to purchase an interest in target housing (**referred
93 to in the singular whether one or more**).

94 Inspection means: (1) a surface-by-surface investigation to determine the presence of lead-based paint, and (2) the provision
95 of a report explaining the results of the investigation.

96 Lead-based paint means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square
97 centimeter or 0.5 percent by weight.

98 Lead-based paint hazard means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated
99 soil, or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces
100 that would result in adverse human health effects as established by the appropriate Federal agency.

101 Reduction means designed to reduce or eliminate human exposure to lead-based paint hazards through interim controls,
102 abatement, etc.

103 Risk assessment means an on-site investigation to determine and report the presence of lead-based paint, and to evaluate
104 and report the extent, nature, severity, and location of lead-based paint hazards in residential dwellings, including: (1)
105 information gathering regarding the age and history of the housing and occupancy by children under 6; (2) visual inspection;
106 (3) limited wipe sampling or other environmental sampling techniques; (4) other activity as may be appropriate; and (5)
107 provision of a report explaining the results of the investigation.

108 Seller means one or more individuals or entities who transfer, in return for consideration, (1) legal title to target housing, in
109 whole or in part; (2) shares in a cooperatively owned project; or (3) an interest in a leasehold (**referred to in the singular
110 whether one or more**).

111 Target housing means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless
112 any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling.

113 ■ **AGENT(S) ACKNOWLEDGMENT AND CERTIFICATION.**

114 (1) **ACKNOWLEDGMENT:** All agent(s) in this transaction subject to Federal LBP Law (see lines 80 - 84) hereby
 115 acknowledge that: (1) the Seller was informed of his or her obligations under the Federal LBP Law (see lines 27 - 54 and 55 -
 116 112); and (2) they are aware of their duty to ensure compliance with the requirements of Federal LBP Law.

117 (2) **CERTIFICATION:** The undersigned agents have reviewed the information above and certify, to the best of their
 118 knowledge, that the information provided by them is true and accurate.

119 (X) Michelle Hardy 9/17/20
 120 (Agent's signature) ▲ Print Agent & Firm Names Here ► Michelle Hardy , Shorewest, REALTORS (Date) ▲

121 (X) _____
 122 (Agent's signature) ▲ Print Agent & Firm Names Here ► (Date) ▲

123 ■ **BUYER'S OPPORTUNITY TO CONDUCT AN EVALUATION (LBP Inspection Contingency).** (a) Before a Buyer is
 124 obligated under any contract to purchase target housing, the Seller shall permit the Buyer a 10-day period (unless the parties
 125 mutually agree, in writing, upon a different period of time) to conduct a risk assessment or inspection for the presence of
 126 lead-based paint and/or lead-based paint hazards. (b) Notwithstanding lines 123 - 126, a Buyer may waive the opportunity
 127 to conduct the risk assessment or inspection by so indicating in writing.

128 ■ **BUYER INSPECTION CONTINGENCY, ACKNOWLEDGMENT AND CERTIFICATION.**

129 (1) **LEAD-BASED PAINT INSPECTION CONTINGENCY:** [Buyer to check one box at lines 131, 147 or 148. If no box is
 130 checked, Buyer is deemed to have elected a 10-day contingency per lines 131 - 146.]

131 ☐ **LEAD-BASED PAINT INSPECTION CONTINGENCY:** This Offer is contingent upon a federal or state certified lead
 132 inspector or lead risk assessor conducting an inspection or risk assessment of the Property, at Buyer's cost, which discloses
 133 no lead-based paint and/or lead-based paint hazards (see lines 96 - 100) (collectively referred to as LBP). This contingency
 134 shall be deemed satisfied, and Buyer will have elected to take the Property "as is" with respect to LBP, unless Buyer, within
 135 _____ days of acceptance, delivers to Seller a copy of the inspector's or risk assessor's written report and a written notice
 136 listing the LBP identified in the report to which the Buyer objects. Buyer agrees to concurrently deliver a copy of the report
 137 and notice to the listing broker, if any. A proposed amendment will not satisfy this notice requirement.

138 **RIGHT TO CURE:** Seller (shall)(shall not) ☐ **STRIKE ONE** have a right to cure [if neither struck, Seller shall have the right to
 139 cure]. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering, within 10 days of receipt of Buyer's
 140 notice, written notice of Seller's election to abate the LBP identified by the Buyer; and (2) providing Buyer, no later than 3 days
 141 prior to closing, with certification from a certified lead supervisor or project designer, or other certified lead contractor that
 142 the identified LBP has been abated. This Offer shall be null and void if Buyer makes timely delivery of the above notice and
 143 report and: (1) Seller does not have a right to cure or (2) Seller has a right to cure but: a) Seller delivers notice that Seller will
 144 not cure or b) Seller does not timely deliver the notice of election to cure. "Abate" shall mean to permanently eliminate the
 145 identified LBP by methods such as removing, replacing, encapsulating, containing, sealing or enclosing the identified LBP,
 146 in conformance with the requirements of all applicable law.

147 ☐ Buyer elects the LBP contingency Buyer has attached to this Addendum S.

148 ☐ Buyer waives the opportunity for a LBP inspection or assessment.

149 (2) **EPA LEAD HAZARD INFORMATION PAMPHLET:** If Buyer has provided electronic consent, a copy of the LBP pamphlet, *Protect Your*
 150 *Family from Lead in Your Home*, may be found at <https://www.epa.gov/lead/protect-your-family-lead-your-home-real-estate-disclosure>.

151 Note: More information about electronic consent can be found at <https://www.wra.org/ecommerce/>.

152 (3) **BUYER ACKNOWLEDGMENT:** Buyer hereby acknowledges and certifies that Buyer has: (a) received the Seller's
 153 above-listed disclosures, reports and records concerning any known LBP in or on the Property (see lines 12 - 22); (b) received
 154 a lead hazard information pamphlet approved by the EPA; and (c) received the opportunity to conduct a LBP risk assessment
 155 or inspection of the Property or has waived the opportunity (see lines 131 - 148 above).

156 (4) **BUYER CERTIFICATION:** The undersigned Buyer has reviewed the information above and certifies, to the best of their
 157 knowledge, that the information provided by them is true and accurate.

158 (X) _____
 159 (Buyers' signatures) ▲ Print Names Here ► Thomas Belanger (Date) ▲

160 (X) _____
 161 (Buyers' signatures) ▲ Print Names Here ► Mary Belanger (Date) ▲

DISCLOSURE OF REAL ESTATE AGENCY

1 WISCONSIN LAW REQUIRES ALL BROKERAGE FIRMS (HEREINAFTER FIRMS) AND ITS BROKERS AND SALESPERSONS
2 (HEREINAFTER AGENTS) TO PROVIDE A WRITTEN AGENCY DISCLOSURE FORM AND TO REQUEST YOU TO ACKNOWLEDGE
3 RECEIPT IN WRITING. THIS FORM CONTAINS ADDITIONAL DISCLOSURE MATERIALS WHICH SHOULD BE CAREFULLY
4 REVIEWED BEFORE SIGNING THIS FORM AT LINE 233.

CONFIDENTIALITY NOTICE TO ALL PARTIES

6 THE FIRM WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO THE FIRM OR ITS AGENTS IN CONFIDENCE, OR ANY
7 INFORMATION THEY OBTAIN THAT THEY KNOW A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS
8 THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE FIRM TO DISCLOSE PARTICULAR INFORMATION. A
9 FIRM SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER THE FIRM IS NO LONGER PROVIDING BROKERAGE
10 SERVICES TO YOU. THE FOLLOWING INFORMATION IS REQUIRED TO BE
11 DISCLOSED BY LAW:

- 12 1). MATERIAL ADVERSE FACTS, AS DEFINED IN WIS. STAT. §452.01 (5g) (Lines 82-92).
- 13 2). ANY FACTS KNOWN BY THE FIRM OR ITS AGENTS THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN
14 INSPECTION REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
15 TO ENSURE THAT THE FIRM AND ITS AGENTS ARE AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL,
16 YOU MAY LIST THAT INFORMATION BELOW (LINES 18-24). AT A LATER TIME, YOU MAY ALSO PROVIDE THE FIRM OR ITS
17 AGENTS WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

18 **CONFIDENTIAL INFORMATION:** _____

19 _____
20 _____

21 **NON-CONFIDENTIAL INFORMATION** (The following may be disclosed by the firm and its agents): _____

22 _____

23 _____

24 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

25 The provisions found at lines 28-54 apply exclusively to customers and the provisions found at lines 159-229 apply
26 exclusively to clients. These sections are only part of this disclosure form if marked, such as with an "x" in the box
27 preceding the provision - they are not a part of this disclosure form if marked N/A or are left blank.

28 ☐ N/A ☐ **BUYER/SELLER AS CUSTOMER**

29 In this transaction, you are a customer of Shorewest, REALTORS®, and Shorewest, REALTORS® owes you the duties that it owes to
30 all parties (lines 35-54). When a buyer Customer becomes interested in a property, Shorewest, REALTORS® will represent the seller
31 as a client and must provide the seller with client level duties (lines 159-229) in addition to the duties it owes to all parties. When a
32 seller Customer owns a property that a buyer Client becomes interested in, Shorewest, REALTORS® will represent the buyer as a
33 client and must provide the buyer with client level duties (lines 159-229) in addition to the duties it owes to all parties. Shorewest,
34 REALTORS® must keep all confidential information of all parties in confidence (lines 5-24).

DISCLOSURE TO CUSTOMERS

36 You are a customer of the Firm. The Firm is either an agent of another party in the transaction or a subagent of another firm that
37 is the agent of another party in the transaction. A broker, or a salesperson acting on behalf of the Firm, may provide brokerage
38 services to you. Whenever the Firm is providing brokerage services to you, the Firm and its Agents owe you, the customer, the
39 following duties:

- 40 ● The duty to provide brokerage services to you fairly and honestly.
- 41 ● The duty to exercise reasonable skill and care in providing brokerage services to you.
- 42 ● The duty to provide you with accurate information about market conditions within a reasonable time if you request
43 it, unless disclosure of the information is prohibited by law.
- 44 ● The duty to disclose to you in writing certain Material Adverse Facts (lines 82-92) about a property, unless
45 disclosure of the information is prohibited by law.
- 46 ● The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential
47 information or the confidential information of other parties. (lines 5-24)
- 48 ● The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 49 ● The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
50 advantages and disadvantages of the proposals.

51 Please review this information carefully. An Agent of a firm can answer your questions about brokerage services,
52 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
53 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is
54 a plain language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

NOTICE:

56 You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin
57 Department of Corrections on the Internet at <http://www.doc.wi.gov> or by phone at 608-240-5830

DEFINITIONS APPLICABLE TO REAL ESTATE FIRM RELATIONSHIPS

"Party" means a person seeking to sell, exchange, buy or rent an interest in real estate, a business or a business opportunity. "Party" includes a person who seeks to grant or accept an option to buy, sell or rent an interest in real estate, a business or a business opportunity.

"Client" means a party to a transaction who has an agency agreement with a firm for brokerage services.

"Customer" means a party to a transaction who is provided brokerage services by a firm but who is not a client.

"Multiple Representation With Designated Agency" occurs when a firm has an agency agreement with a seller and an agency agreement with a buyer. If both clients consent to designated agency and each client is provided negotiation services from different agents of the Firm, both clients will receive full negotiation services. If only one agent is negotiating on behalf of both clients that agent is a "dual agent" and cannot place the interests of any one client ahead of those of the other. (Note: If one client has not agreed to designated agency or only one agent is negotiating on behalf of both clients Designated Agency is not available).

"Multiple Representation Without Designated Agency" occurs when a firm has an agency agreement with a seller and an agency agreement with a buyer. The Firm will continue to represent both clients if each client has agreed to multiple representation. In a "Multiple Representation Without Designated Agency" transaction, the Agent(s) cannot place the interests of any one client ahead of those of the other.

"Seller's Agent" means a firm who has an agency agreement with a seller for brokerage services. A "seller's agent" owes the seller the "duties to a client" set forth below. A "seller's agent" owes to a party other than the seller the "duties to a party" set forth below.

"Seller's Subagent" means a firm who is engaged by the listing firm to provide brokerage services to assist the listing firm in a transaction, but who is not the listing firm's employee. A "seller's subagent" works with and typically drafts documents for the buyer and owes the buyer the "duties to a customer." A "seller's subagent" owes the seller loyalty duties.

"Buyer's Agent" Means a firm who has an agency agreement with a buyer for brokerage services. A "buyer's agent" owes the buyer the "duties to a client" set forth below. A "buyer's agent" owes to a party other than a buyer the "duties to a party" set forth below.

** For purposes of these Definitions, "buyer" also means "tenant," and "seller" also means "landlord."*

"Adverse fact" means any of the following:

(a) A condition or occurrence that is generally recognized by a competent licensee as doing any of the following:

- 1) Significantly and adversely affecting the value of the Property;
- 2) Significantly reducing the structural integrity of improvements to real estate; or
- 3) Presenting a significant health risk to occupants of the Property.

(b) Information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

"Material adverse fact" means an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

PERMISSION TO CALL/TEXT/FAX/E-MAIL

Buyer/Seller requests but does not require Shorewest, REALTORS® and its subsidiaries, Wisconsin Mortgage Corporation, Heritage Title Services, Shorewest Title Associates, LLC and Shorewest Insurance Services, to call, text, fax, or e-mail Buyer/Seller regarding property information, issues, goods and services related to the real estate transaction. Such services would include mortgage services, title services, insurance services and any home services including but not limited to, telephone, utility, basic service transfers, movers, cleaners, home improvement and remodeling services. This request will remain in effect throughout the transaction and until such time that Buyer/Seller notifies the Firm to cease any future contacts by phone, fax or e-mail.

AGENCY RELATIONSHIPS OVERVIEW

IF YOU CONSENT TO MULTIPLE REPRESENTATION WITH DESIGNATED AGENCY (LINES 205-206) THE FIRM WILL:

1. Protect your confidential information as defined and set forth in the "Confidentiality Notice" at lines 5-24.
2. Treat you honestly.
3. Provide information about the property to the buyer and disclose all latent material defects in the property that are known to the Firm.
4. Explain real estate terms to both clients.
5. Help the buyer to arrange for property inspections.
6. Explain closing costs and procedures to both clients.
7. Help the buyer compare financing alternatives.
8. Provide to either or both clients information and advice about comparable properties that have sold so the client(s) may make educated decisions on what price to accept or offer.
9. **Most Importantly** - Our Agents can provide both clients with information, opinions, and advice to the client for whom the Agent is negotiating, to assist the clients in the negotiations.

IF YOU CONSENT TO MULTIPLE REPRESENTATION WITHOUT DESIGNATED AGENCY (LINES 207-208)

THE FIRM CANNOT:

1. Disclose confidential information as defined and set forth in the "Confidentiality Notice" at lines 5-24.
2. Provide advice to either client about comparable properties that have sold or other market information so the client(s) may make the best informed decisions on what price to accept or offer.
3. **Most Importantly** - Our Agents cannot provide either client with information, opinions, and advice to assist the clients in the negotiations if doing so would give either client advantages in the negotiations.

IF YOU REJECT MULTIPLE REPRESENTATION (LINES 209-210)

1. As a buyer you cannot be shown Shorewest, REALTORS® listings.
2. As a seller buyers who are clients of Shorewest, REALTORS® cannot be shown your listing.

PRIVACY POLICY NOTICE

THIS PRIVACY POLICY NOTICE IS FOR YOUR INFORMATION. NO REPLY IS NECESSARY

This privacy policy notice is applicable to Shorewest, REALTORS®, Inc., Wisconsin Mortgage Corporation, Heritage Title Services, Inc., Shorewest Title Associates, LLC. and Shorewest Insurance Associates, LLC. Your privacy is important to us. We are committed to protecting your privacy and earning your trust. We respect your right to keep your personal information confidential and to avoid unwanted solicitations. Please read this to learn how we will handle your personal information.

Types of Information Collected

We collect information about people and property to facilitate the sale and purchase of real estate, quote and service real estate mortgages, and quote and service title insurance policies. Some of this is called "Nonpublic Personal Information," which generally means information that is provided by you, obtained by us, or that results from your transactions with us. It does not include information available to the general public. The type of information we collect varies according to the products or services you request and may include:

Application Information: This is information we may receive from you on applications or other forms, including Buyers Information Sheet or Sellers Information Sheet, by telephone, and online. It includes, but is not limited to, your name, address, and telephone number, social security number, date of birth, and gender.

Transaction Information: This is information about your transactions with us, our affiliates, or others, including buyers or sellers of real estate. It includes, but is not limited to payment history, employment and income verification, credit history, home ownership history, and income tax returns. We also obtain information about you from other sources, including consumer reporting agencies.

Web Site Information: Whenever you visit any web site on the Internet, including ours, certain information from your computer may be captured. The information we may receive from your computer when you visit our Web sites includes the referring Web site you visited before ours, your Internet e-mail address, browser version and statistical information on Web traffic and usage patterns. Any Web sites you visit, including ours, may also store "cookies" on your computer to save user information entered while visiting our Web sites, and collect technical data, such as your Internet protocol (IP) address, operating system, and session ID.

Parties to Whom We May Disclose Information

Nonpublic Personal Information about you and our former customers may be disclosed to others as permitted by law. Generally, this includes disclosures to third parties that are necessary to effect, administer or enforce your transaction with us, or in connection with servicing your mortgage. These parties may include, but are not limited to, independent contractors, insurance agents and brokers, underwriters, end out lenders, third party administrators, and courts and government agencies. In accordance with the Fair Credit Reporting Act, we will not disclose information obtained from consumer reporting agencies without your consent.

Confidentiality & Security

We restrict access to Nonpublic Personal Information about you to those employees and other parties who must use that information to provide products or services to you. Their right to further disclose and use the information is limited by our employee handbook, applicable law, and nondisclosure agreements where appropriate. We also maintain physical, electronic, and procedural safeguards in compliance with applicable laws and regulations to guard your Nonpublic Personal Information.

160 In this transaction, you are a client of Shorewest, REALTORS®. You are either a seller who has signed a listing contract or a buyer
161 who has signed a buyer agency agreement. Shorewest, REALTORS® is acting as your agent in this transaction.

DISCLOSURE TO CLIENTS

163 UNDER WISCONSIN LAW, THE FIRM AND ITS AGENTS OWE CERTAIN DUTIES TO ALL PARTIES TO A TRANSACTION:

- 164 ● The duty to provide brokerage services to you fairly and honestly.
 - 165 ● The duty to exercise reasonable skill and care in providing brokerage services to you.
 - 166 ● The duty to provide you with accurate information about market conditions within a reasonable time if you request it,
167 unless disclosure of the information is prohibited by law.
 - 168 ● The duty to disclose to you in writing certain Material Adverse Facts (lines 82-92) about a property, unless
169 disclosure of the information is prohibited by law.
 - 170 ● The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential
171 information or the confidential information of other parties. (lines 5-24)
 - 172 ● The duty to safeguard trust funds and other property held by the Firm or its Agents.
 - 173 ● The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
174 advantages and disadvantages of the proposals.
- 175 BECAUSE YOU HAVE ENTERED INTO AN AGENCY AGREEMENT WITH A FIRM, YOU ARE THE FIRM'S CLIENT. A
176 FIRM AND ITS AGENTS OWE ADDITIONAL DUTIES TO YOU AS A CLIENT OF THE FIRM.
- 177 ● The Firm or one of its Agents will provide, at your request, information and advice on real estate matters that affect your transaction,
178 unless you release the Firm from this duty.
 - 179 ● The Firm or one of its Agents must provide you with all material facts affecting the transaction, not just Adverse Facts.
 - 180 ● The Firm and its Agents will fulfill the Firm's obligations under the agency agreement and fulfill your lawful requests that are within
181 the scope of the agency agreement.
 - 182 ● The Firm and its Agents will negotiate for you, unless you release them from this duty.
 - 183 ● The Firm and its Agents will not place their interests ahead of your interests. The Firm and its Agents will not, unless required by law,
184 give information or advice to other parties who are not the Firm's clients, if giving the information or advice is contrary to
185 your interests.

186 If you become involved in a transaction in which another party is also the Firm's client (a "multiple representation
187 relationship"), different duties may apply.

MULTIPLE REPRESENTATION RELATIONSHIPS AND DESIGNATED AGENCY

189 A multiple representation relationship exists if a firm has an agency agreement with more than one client who is a party in
190 the same transaction. If you and the Firm's other clients in the transaction consent, the Firm may provide services through
191 designated agency, which is one type of multiple representation relationship.

192 Designated agency means that different Agents with the Firm will negotiate on behalf of you and the other
193 client or clients in the transaction, and the Firm's duties to you as a client will remain the same. Each Agent will provide information, opinions,
194 and advice to the client for whom the agent is negotiating, to assist the client in the negotiations. Each client will be able to
195 receive information, opinions, and advice that will assist the client, even if the information, opinions, or advice gives the client
196 advantages in the negotiations over the Firm's other clients. An Agent will not reveal any of your confidential information to
197 another party unless required to do so by law.

198 If a designated agency relationship is not authorized by you or other clients in the transaction, you may still authorize or reject
199 a different type of multiple representation relationship in which the Firm may provide brokerage services to more than one client in a
200 transaction but neither the Firm nor any of its Agents may assist any client with information, opinions, and advice which may favor
201 the interests of one client over any other client. Under this neutral approach, the same Agent may represent more than one client in a transaction.

202 If you do not consent to a multiple representation relationship the Firm will not be allowed to provide brokerage services
203 to more than one client in the transaction.

CHECK ONLY ONE OF THE THREE BELOW: (Clients Only)

- 205 ☒ The same firm may represent me and the other party as long as the same agent is not representing us both
206 (multiple representation relationship with designated agency).
- 207 ☐ The same firm may represent me and the other party, but the firm must remain neutral regardless if one or
208 more different Agents are involved (multiple representation relationship without designated agency).
- 209 ☐ The same firm cannot represent me and the other party in the same transaction (I/we reject multiple
210 representation relationships).

212 Note: "represent" shall mean, to provide full service with advocacy. If one Shorewest, REALTORS® agent negotiates for more
213 than one client in the transaction, that agent will provide full service without advocacy and will not favor the interests of one client
214 over any other client. If this situation arises and you prefer your agent to provide you full service with advocacy, you may request
215 that Shorewest appoint another Shorewest agent to represent the other party. (Non-statutory language added by
216 Shorewest, REALTORS®).

217 Note: All clients who are parties to this agency agreement consent to the selection checked above. You may modify this
218 selection by written notice to the firm at any time. Your firm is required to disclose to you in your agency agreement the
219 commission or fees that you may owe to your firm. If you have any questions about the commission or fees that you may
220 owe based upon the type of agency relationship you select with your firm, you should ask your firm before signing the
221 agency agreement.

222 SUBAGENCY Your firm may, with your authorization in the agency agreement, engage other firms (subagent firms) to assist your
223 firm by providing brokerage services for your benefit. A subagent firm and the agents associated with the subagent firm will not
224 put their own interests ahead of your interests. A subagent firm will not, unless required by law, provide advice or opinions to
225 other parties if doing so is contrary to your interests.

226 Please review this information carefully and sign below. An Agent can answer your questions about brokerage
227 services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
228 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-
229 language summary of the duties owed to you under section 452.133(2) of the Wisconsin statutes.

230  Shorewest, REALTORS®
231 Agent Signature ▲ Print Name Here: **Michelle Hardy**

BY SIGNING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM.

233 
234 Customer/Client Signature ▲ Print Name Here: **Thomas Belanger**

(X) 
Customer/Client Signature ▲ Print Name Here: **Mary Belanger**

235 (X) **9/17/26**
236 Date ▲

(X) **9/18/26**
Date ▲