

CONDOMINIUM ADDENDUM TO REAL ESTATE CONDITION REPORT

1 THIS CONDOMINIUM ADDENDUM TO REAL ESTATE CONDITION REPORT (REPORT) IS AN ADDENDUM TO THE REAL ESTATE
2 CONDITION REPORT DATED _____ CONCERNING THE PROPERTY LOCATED AT

3 550 N Douglas St Unit F
4 _____ (STREET ADDRESS), IN THE (CITY) (VILLAGE) (TOWNSHIP) STRIKE TWO
5 OF Ripon, COUNTY OF Fond Du Lac, STATE OF WISCONSIN.

6 This Report is given in compliance with Wis. Stat. § 709.02(2) and is not a substitute for a professional review of the condominium
7 documents and disclosure materials.

8 I. CONDOMINIUM IDENTIFICATION and SELLER CONTACT INFORMATION

9 Name of Condominium: WedgeWood Condominiums, Inc.

10 Unit Number: F

11 This Condominium was created by the recording of the condominium instruments with the Office of the Register of Deeds on
12 4/23/81 (insert date).

13 The contact information for the (Unit Owner) (Unit Owner's agent/listing broker) STRIKE ONE is as follows:

14 Name: Ronda Zittlow

15 Address: 11119 Centerline Rd Brownsville, WI 53006

16 Phone Number(s): 920-293-1504

17 E-mail address (optional): _____

18 II. CONDOMINIUM ASSOCIATION INFORMATION

19 Name of the Condominium Association: WedgeWood Condominiums, Inc.

20 Address of the Condominium Association: 550 N Douglas St Unit F Ripon WI 54971

21 This Condominium Association is ☒ self-managed ☐ has hired or retained management CHECK ONE

22 Contact Information (Association representative who can address the sale of the condominium in general):

23 Name: Laura Chapman

24 Address: 550 N Douglas St Unit D Ripon WI 54971

25 Phone Number(s): 920-369-0054

26 E-mail address (optional): _____

27 III. CONDOMINIUM ASSESSMENTS, FEES and CHARGES

28 The Unit Owner is responsible for the following current condominium assessments, fees, special assessments and other charges

29 (itemize) (Optional: attach a copy of the current budget for easy reference.): \$260 monthly fee

30 Have all current charges been paid? ☒ Yes ☐ No CHECK ONE

31 IV. EXECUTIVE SUMMARY

32 A copy of the Executive Summary is attached unless this is a small condominium electing Wis. Stat. § 703.365(6) disclosure
33 requirements. Check with the Condominium Association to be sure that it is the most current version.

34 The information in this Report is true, correct and current to the best of the Unit Owner's knowledge.

35 Unit Ronda Zittlow Date 9-20-26

36 Owner Ronda Zittlow Date _____

37 Print Name Here ▶ _____

Unit

Owner

Print Name Here ▶

Date

38 Buyer acknowledges receipt of a copy of this Report.

Check ☐ if condominium disclosure materials have been received.

39 Buyer _____ Date _____

40 Print Name Here ▶ _____

Buyer

Print Name Here ▶

Date

WB-4 RESIDENTIAL CONDOMINIUM LISTING CONTRACT - EXCLUSIVE RIGHT TO SELL

1 **SELLER GIVES THE FIRM THE EXCLUSIVE RIGHT TO SELL THE PROPERTY ON THE FOLLOWING TERMS:**

2 ■ **PROPERTY DESCRIPTION:** The street address of the Unit is: 550 N Douglas St Unit
3 1 in the City of River County of
4 Fox Wisconsin, particularly described as Unit 1 (Building 1) of
5 Wedgebrook Condominiums Condominium; Seller's interest in the common elements
6 appurtenant to the Unit, together with and subject to the rights, interests, obligations, and limitations as set forth in the
7 declaration and condominium plat (and all amendments to them) creating the Condominium, which altogether constitute
8 the Property. Insert additional description, if any, at lines 379-409 or attach as an addendum per lines 410-411.

9 ■ **INCLUDED IN LIST PRICE:** Seller is including in the list price the Property, Seller's interests in any common surplus
10 and reserves of the Condominium allocated to the Property. Features not excluded on lines 13-15, and the following
11 items: stainless steel appliances, dishwasher, washer/dryer, water system

12 ■ **NOT INCLUDED IN LIST PRICE:** personal property

13 **CAUTION:** Identify Fixtures to be excluded by Seller or which are rented and will continue to be owned by the
14 lessor. (See lines 306-319).

15 ■ **LIST PRICE:** One Hundred Ninety Five Thousand Five Hundred Dollars (\$ 199,500)

16 ■ **LIMITED COMMON ELEMENTS:** The limited common elements assigned to the Unit include:
17 See condominium declaration for complete list.

18 ■ **STORAGE:** A storage unit NO (is not) STRIKE ONE included in the List Price; storage unit number: _____

19 ■ **PARKING:** The parking is See other declaration. This parking fee is \$ _____

20 ■ **ASSOCIATION FEE:** The association fee for the Property is \$ 200 per month.

21 ■ **RIGHT OF FIRST REFUSAL:** The condominium association (does) (does not) STRIKE ONE have a right of first refusal
22 on the Property.

23 **MARKETING:** Seller authorizes and the Firm and its agents agree to use reasonable efforts to market the Property.
24 Seller agrees that the Firm and its agents may market Seller's personal property identified on lines 11-12 during the
25 term of this Listing. The marketing may include: _____

26 The Firm and its agents may advertise the following concessions, incentives, or special financing offered by Seller:
27 _____

28 _____, which are in addition to and separate from Compensation to Others. See lines 40-45.
29 **NOTE:** Concessions offered in the multiple listing service cannot be limited to or conditioned on the retention
30 of or payment to a cooperating firm, buyer's firm or other buyer's representative.

31 Seller has a duty to cooperate with the marketing efforts of the Firm and its agents. See lines 202-222 regarding the
32 Firm's role as marketing agent and Seller's duty to notify the Firm of any potential buyer known to Seller. Seller agrees
33 that the Firm and its agents may market other properties during the term of this Listing.

34 **COMPENSATION TO OTHERS:** The Firm has disclosed and Seller approves offers of compensation to cooperating firms
35 working with buyers such as subagents and buyer's firms: _____

36 (Exceptions if any): _____

37 There is no standard market commission rate. Commissions and types of service may vary by firm.
38 Commissions are not set by law and are fully negotiable.

39 **COMMISSION:** Seller and the Firm agree the Firm's commission shall be Seller paid an up front flat fee instead
40 of a commission at closing.

41 ■ **EARNED:** Seller shall pay the Firm's commission, which shall be earned, if, during the term of this Listing:

42 1) Seller sells or accepts an offer which creates an enforceable contract for the sale of all or any part of the Property;

43 2) Seller grants an option to purchase all or any part of the Property which is subsequently exercised;

44 3) Seller exchanges or enters into a binding exchange agreement on all or any part of the Property;

45 4) A transaction occurs which causes an effective change in ownership or control of all or any part of the Property; or

46 5) A ready, willing and able buyer submits a bona fide written offer to Seller or the Firm for the Property, at or above
47 the list price and on substantially the same terms set forth in this Listing and the current WB-14 Residential
48 Condominium Offer to Purchase, even if Seller does not accept the buyer's offer. A buyer is ready, willing and able
49 when the buyer submitting the written offer has the ability to complete the buyer's obligations under the written offer.

550 N. Douglas St. Unit F Ripon WI 54971

57 The Firm's commission shall be earned if, during the term of the Listing, one seller of the Property sells, conveys,
58 exchanges or options, as described above, an interest in all or any part of the Property to another owner, except by
59 divorce judgment.

60 ■ **DUE AND PAYABLE:** Once earned, the Firm's commission is due and payable in full at the earlier of closing or the date
61 set for closing, even if the transaction does not close, unless otherwise agreed in writing.

62 ■ **CALCULATION:** A percentage commission shall be calculated based on the following, if earned above:

- 63 • Under 1) or 2) the total consideration between the parties in the transaction.
- 64 • Under 3) or 4) the list price if the entire Property is involved.
- 65 • Under 3) if the exchange involves less than the entire Property or under 4) if the effective change in ownership or
66 control involves less than the entire Property, the fair market value of the portion of the Property exchanged or for
67 which there was an effective change in ownership or control.
- 68 • Under 5) the total offered purchase price.

69 **NOTE:** If a commission is earned for a portion of the Property it does not terminate the Listing as to any
70 remaining Property.

71 **BUYER FINANCIAL CAPABILITY** The Firm and its agents are not responsible under Wisconsin statutes or regulations to
72 qualify a buyer's financial capability. If Seller wishes to confirm a buyer's financial capability, Seller may negotiate inclusion of
73 a contingency for financing, proof of funds, qualification from a lender, sale of buyer's property, or other confirmation in any
74 offer to purchase or contract.

75 **DISPUTE RESOLUTION** The Parties understand that if there is a dispute about this Listing or an alleged breach, and
76 the Parties cannot resolve the dispute by mutual agreement, the Parties may consider alternative dispute resolution
77 instead of judicial resolution in court. Alternative dispute resolution may include mediation and binding arbitration.
78 Should the Parties desire to submit any potential dispute to alternative dispute resolution, it is recommended that the
79 Parties add such in Additional Provisions or in an Addendum.

80 **NOTE:** Wis. Stat. § 452.142 places a time limit on the commencement of legal actions arising out of this Listing.

81 **DISCLOSURE TO CLIENTS**

82 Under Wisconsin law, a brokerage firm (hereinafter firm) and its brokers and salespersons (hereinafter agents) owe
83 certain duties to all parties to a transaction:

- 84 (a) The duty to provide brokerage services to you fairly and honestly.
- 85 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 86 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it,
87 unless disclosure of the information is prohibited by law.
- 88 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
89 information is prohibited by law. (See lines 320-323.)
- 90 (e) The duty to protect your confidentiality. Unless the law requires it, the firm and its agents will not disclose your
91 confidential information or the confidential information of other parties. (See lines 148-163.)
- 92 (f) The duty to safeguard trust funds and other property the firm or its agents holds.
- 93 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
94 advantages and disadvantages of the proposals.

95 **BECAUSE YOU HAVE ENTERED INTO AN AGENCY AGREEMENT WITH A FIRM, YOU ARE THE FIRM'S CLIENT.
96 A FIRM OWES ADDITIONAL DUTIES TO YOU AS A CLIENT OF THE FIRM:**

- 97 (a) The firm or one of its agents will provide, at your request, information and advice on real estate matters that affect
98 your transaction, unless you release the firm from this duty.
- 99 (b) The firm or one of its agents must provide you with all material facts affecting the transaction, not just Adverse
100 Facts.
- 101 (c) The firm and its agents will fulfill the firm's obligations under the agency agreement and fulfill your lawful requests
102 that are within the scope of the agency agreement.
- 103 (d) The firm and its agents will negotiate for you, unless you release them from this duty.
- 104 (e) The firm and its agents will not place their interests ahead of your interests. The firm and its agents will not, unless
105 required by law, give information or advice to other parties who are not the firm's clients, if giving the information or
106 advice is contrary to your interests.
- 107 If you become involved in a transaction in which another party is also the firm's client (a "multiple representation
108 relationship"), different duties may apply.

109 **MULTIPLE REPRESENTATION RELATIONSHIPS AND DESIGNATED AGENCY**

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

113 ■ Designated agency means that different agents with the firm will negotiate on behalf of you and the other client or
114 clients in the transaction, and the firm's duties to you as a client will remain the same. Each agent will provide
115 information, opinions, and advice to the client for whom the agent is negotiating, to assist the client in the negotiations.
116 Each client will be able to receive information, opinions, and advice that will assist the client, even if the information,

117 opinions, or advice gives the client advantages in the negotiations over the firm's other clients. An agent will not reveal
 118 any of your confidential information to another party unless required to do so by law.
 119 ■ If a designated agency relationship is not authorized by you or other clients in the transaction you may still authorize
 120 or reject a different type of multiple representation relationship in which the firm may provide brokerage services to more
 121 than one client in a transaction but neither the firm nor any of its agents may assist any client with information, opinions,
 122 and advice which may favor the interests of one client over any other client. Under this neutral approach, the same
 123 agent may represent more than one client in a transaction.
 124 ■ If you do not consent to a multiple representation relationship the firm will not be allowed to provide brokerage
 125 services to more than one client in the transaction.

CHECK ONLY ONE OF THE THREE BELOW:

- 126
 127 ☐ The same firm may represent me and the other party as long as the same agent is not representing us both
 128 (multiple representation relationship with designated agency).
 129 ☐ The same firm may represent me and the other party, but the firm must remain neutral regardless if one or
 130 more different agents are involved (multiple representation relationship without designated agency).
 131 ☐ The same firm cannot represent both me and the other party in the same transaction (I reject multiple
 132 representation relationships).

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

SUBAGENCY

138
 139 If a firm may, with your authorization in the agency agreement, engage other firms (subagent firms) to assist your firm by
 140 providing brokerage services for your benefit. A subagent firm and the agents associated with the subagent firm will not put
 141 their own interests ahead of your interests. A subagent firm will not, unless required by law, provide advice or opinions to
 142 other parties if doing so is contrary to your interests.

143 **PLEASE REVIEW THIS INFORMATION CAREFULLY.** An agent can answer your questions about brokerage
 144 services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax
 145 advisor, or home inspector.

146 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain language
 147 summary of the duties owed to you under section 452.133 (2) of the Wisconsin statutes.

148 ■ **CONFIDENTIALITY NOTICE TO CLIENTS:** The Firm and its agents will keep confidential any information given to
 149 the Firm and its agents in confidence, or any information obtained by the Firm and its agents that a reasonable person
 150 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
 151 disclose particular information. The Firm and its agents shall continue to keep the information confidential after the Firm
 152 is no longer providing brokerage services to you.

153 The following information is required to be disclosed by law:

- 154 1) Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin statutes (lines 320-323).
 155 2) Any facts known by the Firm and its agents that contradict any information included in a written inspection report on
 156 the property or real estate that is the subject of the transaction.
 157 To ensure that the Firm and its agents are aware of what specific information you consider confidential, you may list that
 158 information below (see lines 160-161). At a later time, you may also provide the Firm with other information you
 159 consider to be confidential.

160 **CONFIDENTIAL INFORMATION:** _____

161
 162 **NON-CONFIDENTIAL INFORMATION** (The following may be disclosed by the Firm and its agents): _____

163
 164 **COOPERATION, ACCESS TO PROPERTY OR OFFER PRESENTATION** The parties agree that the Firm and its
 165 agents will work and cooperate with other firms and agents in marketing the Property, including firms acting as
 166 subagents (other firms engaged by the Firm - see lines 138-142) and firms representing buyers. Cooperation includes
 167 providing access to the Property for showing purposes and presenting offers and other proposals from these firms to
 168 Seller. Note any firms with whom the Firm shall not cooperate, any firms or agents or buyers who shall not be allowed to
 169 attend showings, and the specific terms of offers which should not be submitted to Seller: _____

170
 171 **CAUTION:** Limiting the Firm's cooperation with other firms may reduce the marketability of the Property.

172 **EXCLUSIONS:** All persons who may acquire an interest in the Property who are Protected Buyers under a prior listing
 173 contract are excluded from this Listing to the extent of the prior firm's legal rights, unless otherwise agreed to in writing.
 174 Within seven days of the date of this Listing, Seller agrees to deliver to the Firm a written list of all such Protected
 175 Buyers.

176 **NOTE:** If Seller fails to timely deliver this list to the Firm, Seller may be liable to the Firm for damages and costs.
 177 The following other buyers _____ [INSERT DATE]

178 _____ are excluded from this Listing until _____
 179 These other buyers are no longer excluded from this Listing after the specified date unless, on or before the specified
 180 date, Seller has either accepted an offer from the buyer or sold the Property to the buyer.

181 **EXTENSION OF LISTING:** The Listing term is extended for a period of one year as to any Protected Buyer. Upon
 182 receipt of a written request from Seller or a firm that has listed the Property, the Firm agrees to promptly deliver to Seller
 183 a written list of those buyers known by the Firm and its agents to whom the extension period applies. Should this Listing
 184 be terminated by Seller prior to the expiration of the term stated in this Listing, this Listing shall be extended for
 185 Protected Buyers, on the same terms, for one year after the Listing is terminated (lines 186-194).

186 **TERMINATION OF LISTING:** Neither Seller nor the Firm has the legal right to unilaterally terminate this Listing absent
 187 a material breach of contract by the other party. Seller understands that the parties to the Listing are Seller and the
 188 Firm. Agents for the Firm do not have the authority to enter into a mutual agreement to terminate the Listing, amend the
 189 commission amount or shorten the term of this Listing, without the written consent of the agent(s) supervising broker.
 190 Seller and the Firm agree that any termination of this Listing by either party before the date stated on line 413 shall be
 191 effective by the Seller only if stated in writing and delivered to the Firm in accordance with lines 356-378 and effective
 192 by the Firm only if stated in writing by the supervising broker and delivered to Seller in accordance with lines 356-378.

193 **CAUTION:** Early termination of this Listing may be a breach of contract, causing the terminating party to
 194 potentially be liable for damages.

195 **FAIR HOUSING:** Seller and the Firm and its agents agree that they will not discriminate against any prospective
 196 buyer on account of race, color, sex, sexual orientation as defined in Wisconsin Statutes, Section 111.32(13m),
 197 disability, religion, national origin, marital status, lawful source of income, age, ancestry, family status, status
 198 as a victim of domestic abuse, sexual assault, or stalking, or in any other unlawful manner.

199 **OCCUPANCY:** Unless otherwise provided, Seller agrees to give buyer occupancy of the Unit and any limited common
 200 elements at time of closing and to have the Unit in broom sweep condition and free of all debris and personal property
 201 except for personal property belonging to current tenants, sold to the buyer or left with the buyer's consent.

202 **SELLER COOPERATION WITH MARKETING EFFORTS:** Seller agrees to cooperate with the Firm in the Firm's
 203 marketing efforts and to provide the Firm with all records, documents and other material in Seller's possession or control
 204 which are required in connection with the sale, including, but not limited to, copies of the condominium association's
 205 condominium disclosure materials as described in lines 223-260. In addition, the Buyer may also request the following:

- 206 1) the condominium association's financial statements for the last two years,
- 207 2) the minutes of the last 3 unit owner's meetings,
- 208 3) the minutes of condominium board meetings during the 12 months prior to acceptance,
- 209 4) information about contemplated or pending condominium special assessments,
- 210 5) the association's certificate of insurance,
- 211 6) a statement from the association indicating the balance of reserve accounts controlled by the association,
- 212 7) a statement from the association of the amount of any unpaid assessments on the unit (per Wis. Stat. § 703.165),
- 213 8) any common element inspection reports (e.g. roof, swimming pool, elevator and parking garage inspections, etc.),
- 214 9) any pending litigation involving the association,
- 215 10) the declaration, bylaws, budget and/or most recent financial statement of any master association,
- 216 or additional association the unit may be part of, and
- 217 11) other documents related to the condominium.

218 Seller authorizes the Firm to do those acts reasonably necessary to effect a sale and Seller agrees to cooperate fully
 219 with these efforts which may include use of a multiple listing service, internet advertising or a lockbox system at the
 220 Property. Seller shall promptly refer all persons making inquiries concerning the Property to the Firm and notify the Firm
 221 in writing of any potential buyers with whom Seller negotiates or who view the Property with Seller during the term of
 222 this Listing.

223 **CONDOMINIUM DISCLOSURE MATERIALS:** Seller agrees to provide buyers with complete, current and accurate
 224 copies of the condominium disclosure materials required by Wis. Stat. § 703.33. Seller is required to provide buyers with
 225 the condominium disclosure materials within 10 days of acceptance of the offer, but no later than 15 days prior to
 226 closing. Seller is responsible, at Seller's expense (see Wis. Stat. § 703.20(2)), to obtain all required condominium
 227 disclosure materials (see lines 232-260 below) and condominium documents which may be requested by a buyer in the
 228 terms of an offer, (see lines 206-217 above) and to obtain and promptly provide the buyer with any amendments or
 229 updates to the condominium disclosure materials arising before closing.

230 The condominium disclosure materials required by statute include a copy of the following and any amendments to any
 231 of these (except as limited for small condominiums per Wis. Stat. § 703.365):

- 232 a) proposed or existing declaration, bylaws and any rules or regulations, and an index of the contents,

- b) proposed or existing articles of incorporation of the association, if it is or is to be incorporated,
c) proposed or existing management contract, employment contract or other contract affecting the use, maintenance or access of all or part of the condominium,
d) projected annual operating budget for the condominium including reasonable details concerning the estimated monthly payments by the purchaser for assessments and other monthly charges,
e) leases to which unit owners or the association will be a party,
f) general description of any contemplated expansion of condominium including each stage of expansion and the maximum number of units that can be added to the condominium,
g) unit floor plan showing location of common elements and other facilities available to unit owners,
h) the executive summary.

If the condominium was an occupied structure prior to the recording of the condominium declaration, it is a "conversion condominium," and the "condominium disclosure materials" for a conversion condominium with five or more units also include:

- 1) a declarant's statement based on an independent engineer's or architect's report describing the present condition of structural, mechanical and electrical installations;
- 2) a statement of the useful life of the items covered in 1), unless a statement that no representations are being made is provided; and
- 3) a list of notices of uncured code or other municipal violations, including an estimate of the costs of curing the violations.

A buyer may, at any time within 5 business days following receipt of all of the condominium disclosure materials required by statute, rescind an offer by delivering written notice without stating any reason and without any liability on his or her part. If condominium disclosure materials provided to a buyer are incomplete, the buyer may, within 5 business days of the buyer's receipt of the incomplete materials, either rescind the offer or request any missing documents. Seller has 5 business days following receipt of a buyer's request for missing documents to deliver the requested documents. A buyer may rescind the sale within 5 business days of the earlier of the buyer's receipt of requested missing documents or the deadline for Seller's delivery of the documents [Wis. Stat. § 703.33(4)(b)]. A buyer also has a 5-business day right to rescind after delivery of an amendment to any of the disclosure materials required by statute if the amendment materially affects the rights of the buyer. [Wis. Stat. § 703.33(3m) & (4)(a)].

LEASED PROPERTY If Property is currently leased and lease(s) will extend beyond closing, Seller shall assign Seller's rights under the lease(s) and transfer all security deposits and prepaid rents (subject to agreed upon prorations) thereunder to buyer at closing. Seller acknowledges that Seller remains liable under the lease(s) unless released by tenant(s). **CAUTION: Seller should consider obtaining an indemnification agreement from buyer for liabilities under the lease(s) unless released by tenants.**

REAL ESTATE CONDITION REPORT Seller agrees to complete the real estate condition report provided by the Firm to the best of Seller's knowledge. Seller agrees to amend the report should Seller learn of any Defect(s) after completion of the report but before acceptance of a buyer's offer to purchase. Seller authorizes the Firm and its agents to distribute the report to all interested parties and agents inquiring about the Property. Seller acknowledges that the Firm and its agents have a duty to disclose all Material Adverse Facts as required by law. Wis. Stat. § 709.03 provides that when the Property is a condominium unit, the property to which the real estate condition report applies is the condominium unit, the common elements of the condominium and any limited common elements that may be used only by the owner of the condominium unit being transferred. Wis. Stat. § 709.02(2) requires that Seller also furnish a condominium addendum to the Real Estate Condition Report and a copy of the executive summary along with the Real Estate Condition Report. Note: Small condominiums may not all be required to have an executive summary per Wis. Stat. § 703.365 (1) (b) and (8).

SELLER REPRESENTATIONS REGARDING DEFECTS Seller represents to the Firm that as of the date of this Listing, Seller has no notice or knowledge of any Defects affecting the Property other than those noted on the real estate condition report.

WARNING: IF SELLER REPRESENTATIONS ARE INCORRECT OR INCOMPLETE, SELLER MAY BE LIABLE FOR DAMAGES AND COSTS.

OPEN HOUSE AND SHOWING RESPONSIBILITIES Seller is aware that there is a potential risk of injury, damage and/or theft involving persons attending an "individual showing" or an "open house." Seller accepts responsibility for preparing the Property to minimize the likelihood of injury, damage and/or loss of personal property. Seller agrees to hold the Firm and its agents harmless for any losses or liability resulting from personal injury, property damage, or theft occurring during "individual showings" or "open houses" other than those caused by the negligence or intentional wrongdoing of the Firm and its agents. Seller acknowledges that individual showings and open houses may be conducted by licensees other than agents of the Firm, that appraisers and inspectors may conduct appraisals and inspections without being accompanied by agents of the Firm or other licensees, and that buyers or licensees may be present at all inspections and testing and may photograph or videotape Property unless otherwise provided for in additional provisions at lines 379-409 or in an addendum per lines 410-411.

292 **DEFINITIONS:** As used in this Listing the following definitions apply:

293 **ADVERSE FACT:** An "Adverse Fact" means any of the following:

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

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

298 (b) Information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations

299 under a contract or agreement made concerning the transaction.

300 **DEADLINES - DAYS:** Deadlines expressed as a number of "days" from an event are calculated by excluding the day the

301 event occurred and by counting subsequent calendar days.

302 **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; that

303 would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or

304 replaced would significantly shorten or adversely affect the expected normal life of the premises.

305 **FIRM:** "Firm" means a licensed sole proprietor broker or a licensed broker business entity.

306 **FIXTURES:** A "fixture" is an item of property which is physically attached to or so closely associated with land or

307 buildings so as to be treated as part of the real estate, including, without limitation, physically attached items not easily

308 removable without damage to the premises, items specifically adapted to the premises, and items customarily treated

309 as fixtures, including, but not limited to, all: garden bulbs; plants; shrubs and trees; screen and storm doors and

310 windows; electric lighting fixtures; window shades; curtain and traverse rods; blinds and shutters; central heating and

311 cooling units and attached equipment; water heaters, water softeners and treatment systems; sump pumps; attached or

312 fitted floor coverings; awnings; attached antennas and satellite dishes, audio/visual wall mounting brackets (but not the

313 audio/visual equipment); garage door openers and remote controls; installed security systems; central vacuum systems

314 and accessories; in-ground sprinkler systems and component parts; built-in appliances; ceiling fans; fences in-ground

315 pet containment systems (but not the collars); storage buildings on permanent foundations and docks/piers on

316 permanent foundations.

317 **CAUTION:** Exclude any Fixtures to be retained by Seller or which are rented (e.g., water softener or other water

318 treatment systems, home entertainment and satellite dish components, L.P. tanks, etc.) on lines 13-15 and in

319 the offer to purchase.

320 **MATERIAL ADVERSE FACT:** A "material adverse fact" means an adverse fact that a party indicates is of such

321 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable

322 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or

323 affects or would affect the party's decision about the terms of such a contract or agreement.

324 **PERSON ACTING ON BEHALF OF BUYER:** "Person Acting on Behalf of Buyer" shall mean any person joined in interest

325 with buyer, or otherwise acting on behalf of buyer, including but not limited to buyer's immediate family, agents, employees,

326 directors, managers, members, officers, owners, partners, incorporators and organizers, as well as any and all corporations,

327 partnerships, limited liability companies, trusts or other entities created or controlled by, affiliated with or owned by buyer, in

328 whole or in part whether created before or after expiration of this Listing.

329 **PROPERTY:** Unless otherwise stated, "Property" means all property included in the list price as described on lines 2-8.

330 **PROTECTED BUYER:** Means a buyer who personally, or through any Person Acting on Behalf of Buyer, during the term of

331 this Listing:

332 1) Delivers to Seller or the Firm or its agents a written offer to purchase, exchange or option on the Property;

333 2) Views the Property with Seller or negotiates directly with Seller by communicating with Seller regarding any potential

334 terms upon which the buyer might acquire an interest in the Property; or

335 3) Attends an individual showing of the Property or communicates with agents of the Firm or cooperating firms regarding

336 any potential terms upon which the buyer might acquire an interest in the Property, but only if the Firm or its agents

337 deliver the buyer's name to Seller, in writing, no later than three days after the earlier of expiration or termination (lines

338 183-191) of the Listing. The requirement in 3), to deliver the buyer's name to Seller in writing, may be fulfilled as follows:

339 a) if the Listing is effective only as to certain individuals who are identified in the Listing, by the identification of the

340 individuals in the Listing; or,

341 b) if a buyer has requested that the buyer's identity remain confidential, by delivery of a written notice identifying the firm

342 or agents with whom the buyer negotiated and the date(s) of any individual showings or other negotiations.

343 A Protected Buyer also includes any Person Acting on Behalf of Buyer joined in interest with or otherwise acting on behalf of

344 a Protected Buyer, who acquires an interest in the Property during the extension of listing period as noted on lines 181-185.

345 **EARNEST MONEY:** If the Firm holds trust funds in connection with the transaction, they shall be retained by the Firm in the

346 Firm's trust account. The Firm may refuse to hold earnest money or other trust funds. Should the Firm hold the earnest money,

347 the Firm shall hold and disburse earnest money funds in accordance with Wis. Stat. Ch. 452 and Wis. Admin. Code Ch. REEB

348 18. If the transaction fails to close and the Seller requests and receives the earnest money as the total liquidated damages,

349 then upon disbursement to Seller, the earnest money shall be paid first to reimburse the Firm for cash advances made by the

350 Firm on behalf of Seller and one half of the balance, but not in excess of the agreed commission, shall be paid to the Firm as

351 full commission in connection with said purchase transaction and the balance shall belong to Seller. This payment to the Firm

352 shall not terminate this Listing.

353 **NOTICE ABOUT SEX OFFENDER REGISTRY:** You may obtain information about the sex offender registry and

354 persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at

355 <http://www.doc.wi.gov> or by telephone at (608)240-5830.

356 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Listing, delivery of
357 documents and written notices to a Party shall be effective only when accomplished by one of the methods specified at
358 lines 359-378.

359 (1) **Personal Delivery**, giving the document or written notice personally to the Party, or the Party's recipient for delivery
360 if named at line 361 or 362.

361 Seller's recipient for delivery (optional): _____

362 Firm's recipient for delivery (optional): _____

363 ☐ (2) **Fax**, fax transmission of the document or written notice to the following telephone number:

364 Seller: (_____) Firm: (_____) _____

365 ☐ (3) **Commercial Delivery**, depositing the document or written notice fees prepaid or charged to an account with a
366 commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery if named at line 361 or
367 362, for delivery to the Party's delivery address at line 371 or 372.

368 ☐ (4) **U.S. Mail**, depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the
369 Party, or to the Party's recipient for delivery if named at line 361 or 362 for delivery to the Party's delivery address at line
370 371 or 372.

371 Delivery address for Seller: _____

372 Delivery address for Firm: _____

373 ☒ (5) **Email**, electronically transmitting the document or written notice to the Party's email address, if given below at
374 line 377 or 378. If this is a consumer transaction where the property being purchased or the sale proceeds are used
375 primarily for personal, family or household purposes, each consumer providing an email address below has first
376 consented electronically as required by federal law.

377 Email address for Seller: condo550ndouglasunitf@gmail.com

378 Email address for Firm: _____

379 **ADDITIONAL PROVISIONS**

380 _____
381 This is a Limited Service Listing (Exclusive Agency). Seller agrees to email the
382 listing broker at LSG@scout24.com upon accepting an offer. The email should include
383 A copy of the executed contract. Seller must also email the listing broker upon closing
384 x/in 24 hours. Failure to abide by these requirements may result in WFS fines to which
385 the seller will be obligated to pay.
386 _____

387 Seller is responsible to pay any commissions outlined on lines 57-62
388 _____
389 _____
390 _____
391 _____
392 _____
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410 **ADDENDA** The attached addenda _____

411 _____
412 **TERM OF THE CONTRACT** From the _____ day of _____ is/are made part of this Listing.

413 to the earlier of midnight of the _____ day of _____, _____, up
414 of the entire Property, _____, or the conveyance

550 N. Douglas St Unit F Ripon, WI 54971

WIRE FRAUD WARNING! Wire Fraud is a real and serious risk. Never trust wiring instructions sent via email. Funds wired to a fraudulent account are often impossible to recover.

Criminals are hacking emails and sending fake wiring instructions by impersonating a real estate agent, Firm, lender, title company, attorney or other source connected to your transaction. These communications are convincing and professional in appearance but are created to steal your money. The fake wiring instructions may even be mistakenly forwarded to you by a legitimate source.

DO NOT initiate ANY wire transfer until you confirm wiring instructions IN PERSON or by YOU calling a verified number of the entity involved in the transfer of funds. Never use contact information provided by any suspicious communication.

Real estate agents and Firms ARE NOT responsible for the transmission, forwarding, or verification of any wiring or money transfer instructions.

BY SIGNING BELOW, SELLER ACKNOWLEDGES RECEIPT OF A COPY OF THIS LISTING CONTRACT AND THAT HE/SHE HAS READ ALL 8 PAGES AS WELL AS ANY ADDENDA AND ANY OTHER DOCUMENTS INCORPORATED INTO THE LISTING.

(x) Ronda K. Zittel Ronda K. Zittel 9-20-26
 Seller's Signature ▲ Print Name Here ▲ Date ▲

(x) _____
 Seller's Signature ▲ Print Name Here ▲ Date ▲

(x) _____
 Seller's Signature ▲ Print Name Here ▲ Date ▲

(x) _____
 Seller's Signature ▲ Print Name Here ▲ Date ▲

 Seller Entity Name (if any) ▲

(x) _____
 Authorized Signature ▲ Date ▲

 Print Name & Title ►

Quorum Realty
 Firm Name ▲

 Firm Name ▲

(x) _____
 Agent's Signature ▲ Print Name ► Leslie Boyea Date ▲

REAL ESTATE CONDITION REPORT

DISCLAIMER

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 550 N. Douglas
IN THE Unit F COUNTY OF Fond du Lac
(CITY/VILLAGE) (TOWN) OF Fond du Lac STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF September (MONTH) 19 (DAY) 2026 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the owner(s) have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate containing one to four dwelling units, including a condominium unit and time-share property, by sale, exchange, or land contract is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may property be disclosed in response to each respective question.

B. STRUCTURAL AND MECHANICAL

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|-------------------------------------|
| B1. Are you aware of defects in the roof?
Roof defects may include items such as leakage or significant problems with gutters or eaves. | ☐ | ☒ | ☐ |
| B2. Are you aware of defects in the electrical system?
Electrical defects may include items such as defects in solar panels and systems, electrical wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or aluminum-branch circuit wiring. | ☐ | ☒ | ☐ |
| B3. Are you aware of defects in part of the plumbing system (including the water heater, water softener, and swimming pool)?
Other plumbing system defects may include items such as leaks or defects in pipes, toilets, interior or exterior faucets, bathtubs, showers, or any sprinkler system. | ☐ | ☒ | ☐ |
| B4. Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers)?
Heating and air conditioning defects may include items such as defects in the heating ventilation and air conditioning (HVAC) equipment, supplemental heaters, ventilating fans or fixtures, or solar collectors. | ☐ | ☒ | ☐ |
| B5. Are you aware of defects in a woodburning stove or fireplace or of other defects caused by a fire in a stove or fireplace or elsewhere on the property?
Such defects may include items such as defects in the chimney, fireplace flue, inserts, or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code. | ☐ | ☐ | ☒ |
| B6. Are you aware of defects related to smoke detectors or carbon monoxide detectors or a violation of applicable state or local smoke detector or carbon monoxide detector laws?
NOTE: State law requires operating smoke detectors on all levels of all residential properties and operating carbon monoxide detectors on all levels of most residential properties (see Wis. Stat. ch. 101). | ☐ | ☒ | ☐ |
| B7. Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)?
Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation. | ☐ | ☐ | ☒ |
| B8. Are you aware of defects in any structure on the property?
Structural defects with respect to the residence or other improvements may include items such as movement, shifting, or deterioration in walls; major cracks or flaws in interior or exterior walls, partitions, or the foundation; wood rot; and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways, or insulation. | ☐ | ☒ | ☐ |
| B9. Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property?
Mechanical equipment defects may include items such as defects in any appliance, central vacuum, garage door opener, in-ground sprinkler, or in-ground pet containment system that is included in the sale. | ☐ | ☒ | ☐ |
| B10. Are you aware of rented items located on the property such as a water softener or other water conditioner system or water treatment system, or other items affixed to or closely associated with the property?
Such items may include reverse osmosis systems, iron filters, or other filters. | ☐ | ☒ | ☐ |
| B11. Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions? | ☐ | ☒ | ☐ |
| B12. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |

C. ENVIRONMENTAL

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| C1. Are you aware of the presence of unsafe levels of mold? | ☐ | ☒ | ☐ |
| C2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, or other potentially hazardous or toxic substances on the property? NOTE: Specific | ☐ | ☒ | ☐ |

federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| C3. Are you aware of the presence of asbestos or asbestos-containing materials on the property? | ☐ | ☒ | ☐ |
| C4. Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties? | ☐ | ☒ | ☐ |
| C5. Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations, including infestations impacting trees? | ☐ | ☒ | ☐ |
| C6. Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead? | ☐ | ☒ | ☐ |
| C7. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property? | ☐ | ☒ | ☐ |
| C8. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |

D. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|-------------------------------------|
| D1. Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water?
Well defects may include items such as an unused well not properly closed in conformance with state regulations, a well that was not constructed pursuant to state standards or local code, or a well that requires modifications to bring it into compliance with current code specifications. Well water defects might include, but are not limited to, unsafe levels of bacteria (total Coliform and E. coli), nitrate, arsenic, or other substances affecting human consumption safety. | ☐ | ☐ | ☒ |
| D2. Are you aware of a joint well serving the property? | ☐ | ☐ | ☒ |
| D3. Are you aware of a defect related to a joint well serving the property? | ☐ | ☒ | ☐ |
| D4. Are you aware that a septic system or other private sanitary disposal system serves the property? | ☐ | ☒ | ☐ |
| D5. Are you aware of defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?
Septic system defects may include items such as backups in toilets or in the basement; exterior ponding, overflows, or backups; or defective or missing baffles. | ☐ | ☒ | ☐ |
| D6. Are you aware of underground or aboveground fuel storage tanks on or previously located on the property? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.) | ☐ | ☒ | ☐ |
| D7. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property?
Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards. | ☐ | ☒ | ☐ |
| D8. Are you aware of an "LP" tank on the property? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.) | ☐ | ☒ | ☐ |
| D9. Are you aware of defects in an "LP" tank on the property? | ☐ | ☒ | ☐ |
| D10. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |

E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

YES NO N/A

- E1. Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment? ☐ ☒ ☐
- E2. Are you aware that remodeling was done that may increase the property's assessed value? ☐ ☒ ☐
- E3. Are you aware of pending special assessments? ☐ ☒ ☐
- E4. Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district? ☐ ☒ ☐
- E5. Are you aware of any proposed construction of a public project that may affect the use of the property? ☐ ☒ ☐
- E6. Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits? ☐ ☒ ☐
- E7. Are you aware of any land division involving the property for which a required state or local permit was not obtained? ☐ ☒ ☐
- E8. Explanation of "yes" responses _____
- _____
- _____
- _____

F. LAND USE

YES NO N/A

- F1. Are you aware of the property being part of or subject to a subdivision homeowners' association, or other homeowners' association? ☒ ☐ ☐
- F2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others? ☐ ☐ ☒
- F3. Are you aware of any zoning code violations with respect to the property? ☐ ☒ ☐
- F4. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area? ☐ ☒ ☐
- F5. Are you aware of nonconforming uses of the property?
A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance. ☐ ☒ ☐
- F6. Are you aware of conservation easements on the property?
A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes. ☐ ☒ ☐
- F7. Are you aware of restrictive covenants or deed restrictions on the property? ☐ ☒ ☐
- F8. Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements? ☐ ☒ ☐
- F8a. Are you aware of any private road agreements or shared driveway agreements relating to the property? ☐ ☒ ☐
- F9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county? ☐ ☒ ☐
- F10. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit <https://www.revenue.wi.gov/Pages/FAQS/self-useassmnt.aspx> or (608) 266-2486.
- a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)? ☐ ☒ ☐
- b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2)) ☐ ☒ ☐

YES NO N/A

- c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4))
- F11. Is all or part of the property subject to or in violation of a farmland preservation agreement? Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Visit https://dnr.wisconsin.gov/Pages/Programs_Services/FarmlandPreservation.aspx for more information.
- F12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program?
- F13. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)
- F14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property? Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses.
- F15. Are you aware there is not legal access to the property?
- F16. Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations.
- F17. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See <http://dnr.wisconsin.gov/topic/waterways> for more information.
- F18. Are you aware of a written agreement affecting riparian rights related to the property?
- F19. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator? Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway.
- F20. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wisconsin.org/burial-information).
- F21. Explanation of "yes" responses _____
- _____
- _____
- _____

G. ADDITIONAL INFORMATION

YES NO N/A

- G1. Have you filed any insurance claims relating to damage to this property or premises within the last five years?
- G2. Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district?
- G2a. Does the property currently have internet service? If so, who is your provider? T mobile until Sept. 15th
- G2b. Does the property have an electric vehicle charging system and station or installed wiring for a future system or station? Is the system or station affixed to the property?
- G2c. Does the property have accessibility features? If so, attach an Accessibility Features Report (see <https://www.wra.org/Disabilities/>).
- G3. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative?
- G3a. Are you aware of any right of first refusal, recorded or not, on all or any portion of the property?

YES NO N/A

- G4. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g., a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.)
Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment in Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer.
- G5. Are you aware of other defects affecting the property?
Other defects might include items such as drainage easement or grading problems; excessive sliding, settling, earth movements, or upheavals; or any other defect or material condition.
- G6. The owner has owned the property for 8 years.
- G7. The owner has lived in the property for 8 years.
- G8. Explanation of "yes" responses _____
- _____
- _____

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

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner Ronda K. Zitelow Date 9-12-26

Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Prospective buyer _____ Date _____

Information appearing in *italics* is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

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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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Mondria Buys

**CONSENT FOR USE OF ELECTRONIC DOCUMENTS
AND SIGNATURES IN CONSUMER REAL ESTATE TRANSACTIONS**

1 If you want the option of sending and receiving real estate transaction documents by e-mail, federal law
2 requires certain safeguards to ensure that consumers like you have the capability to receive such
3 disclosures and are fully aware of the consequences of agreeing to receive documents electronically.
4 Federal law requires your consent to use e-mail and electronic versions of information, disclosures,
5 contracts and other documents and records ("electronic documents") that would otherwise be legally
6 effective only if provided to you in a printed/written paper document.

7 **Understanding Electronic "Lingo":** "Electronic documents" include the documents you may save on your
8 computer or attach to e-mail. They can typically be printed out, but exist independently in an electronic form
9 on your computer.

10 "Electronic signatures" are sometimes hard to conceptualize. An "electronic signature" includes any mark,
11 symbol, sound or process that is written, stamped, engraved, attached to or logically associated with an
12 electronic document and executed by a person with the intent to sign. Just like you can legally "sign" a
13 printed document by making your mark, whether that be your cursive signature in ink or an "X," so you can
14 "sign" an electronic document by making your mark, whether that be a high-tech encrypted or digital
15 signature or just typing your name in the signature line or space on an e-mail or document on the computer
16 - these are all electronic signatures. If you sign a paper document in ink and then scan the document and
17 save it on your computer, the image of the cursive signature on the stored electronic document on your
18 computer is also an electronic signature.

19 **1. Right to Receive Paper Document:** You have the right to have any document provided to you
20 electronically in paper form. If you want a paper copy of any document sent to you by e-mail, send your
21 request to the broker at the mail or e-mail address provided below. Paper copies will be provided at no
22 charge.

23 **2. Right to Withdraw Consent.** You have the right to withdraw your consent to receive electronic
24 documents by e-mail by contacting the broker by mail or e-mail at the address provided below. The legal
25 validity and enforceability of the electronic documents, signatures and deliveries used prior to withdrawal of
26 consent will not be affected.

27 **3. Changes to Your E-Mail Address.** You should keep the broker informed of any change in your
28 electronic or e-mailing address. Please contact the broker as promptly as possible by mail or e-mail at the
29 address provided below regarding any such changes.

30 **4. Minimum Hardware and Software Requirements.** The following hardware and software are required
31 to access (open and read) and retain (save) the electronic documents:

- 32 • Operating Systems: Windows 98, Windows 2000, Windows XP or Windows Vista; or Macintosh OS
- 33 8.1 or higher.
- 34 • Browsers: Internet Explorer 5.01 or above or equivalent
- 35 • Needed Software/Electronic Document Formats: Adobe Acrobat Reader or equivalent for PDF files

36 **5. Your Ability to Access Disclosures.** By opening, completing, saving and e-mailing this consent back
37 to your broker, you acknowledge that you can access and retain electronic documents in PDF format.

38 **6. Consent to Electronic Signatures and Documents:** By completing and e-mailing this consent form to
39 the broker at the e-mail address specified below, you are providing electronic consent to the use of
40 electronic documents and electronic signatures in your real estate transaction. Specifically, you are

acknowledging receipt of this form and consenting to the use of electronic documents, e-mail delivery of documents, and electronic signatures in any real estate transactions involving you, the broker identified below and other parties. If you prefer, instead, to limit this consent to the transaction relative to a specific property, provide the property address or description below.

Specific Property: _____

CONTACT INFORMATION:

Broker Name: Mark Cherney

Agent's Name (optional): _____

Address: 1775 Velp Ave Ste B, Green Bay, WI. 54303

E-mail Address: ls@quorumrealty.org

Party Signature (sign or type in name):

Ronda K Zylow

E-mail Address: Condo 550 on douglas unit 401@gmail.com

EXECUTIVE SUMMARY

Page 1 of 3

This Executive Summary highlights some of the information that prospective condominium buyers are most interested in learning, as well as some of the information that they should consider when contemplating the purchase of a condominium unit. The following sections either briefly summarize pertinent information by answering the questions asked, direct prospective buyers to specific sections of the condominium disclosure materials that discuss each topic in detail (at the icon), or may be completed to both summarize the information and refer to the condominium documents. *This summary, however, is not intended to replace the buyer's review of the condominium declaration, bylaws and other condominium disclosure materials nor is it a substitute for a professional review of the condominium documents.*

Condominium Name: WedgeWood Condominiums Inc

How is the condominium association managed?

- What is the name of the condominium association? WedgeWood Condominiums Inc
- What is the association's mailing address? 5500 N Douglas Blvd Ripon WI 54971
- How is the association managed? ☒ By the unit owners (self-managed) ☐ By a management agent or company ☐ By the declarant (developer) or the declarant's management company
- Whom should I contact for more information about the condominium and the association? Laura Chipman
(management agent/company or other available contact person)
- What is the address, phone number, fax number, web site & e-mail address for association management or the contact person? Laura - Unit 1 - 920-349-0094

For specific information about the management of this association, see page 28 thru 33

What are the parking arrangements at this condominium?

- Number of parking spaces assigned to each unit: 2 How many Outside? 1 How many Inside? 1
☐ Common element ☐ Limited common element ☒ Included as part of the unit ☐ Separate non-voting units ☐ Depends on individual transaction [check all that apply]
- Do I have to pay any extra parking fees (include separate maintenance charges, if any)? ☒ No ☐ Yes, in the amount of \$ _____ per _____ ☐ Other (specify): _____
- Are parking assignments reserved or designated on the plat or in the condominium documents?
☐ No ☒ Yes - Where? page 33 Are parking spaces assigned to a unit by deed? ☐ No ☐ Yes Can parking spaces be transferred between unit owners? ☐ No ☐ Yes
- What parking is available for visitors? can use owners spot or backside of driveway
- What are the parking restrictions at this condominium? see page 35

For specific information about parking at this condominium, see see page 35

May I have any pets at this condominium?

- ☐ No ☒ Yes - What kinds of pets are allowed? 1 dog or 1 cat - must be approved by board
- What are some of the major restrictions and limitations on pets? see page 35, 32

For specific information about the condominium pet rules, see see page 35, 32

May I rent my condominium unit?

- ☒ No ☐ Yes - What are the major limitations and restrictions on unit rentals? _____

For specific information about renting units at this condominium, see the association passed not allowing rentals, has not been filed w/ state yet

Does this condominium have any special amenities and features?

- ☐ No ☐ Yes - What are the major amenities and features? N/A

- Are unit owners obligated to join or make additional payments for any amenity associated with the condominium, such as an athletic club or golf course? ☐ No ☐ Yes - What is the cost? \$ _____
- For specific information about special amenities, see _____

What are my maintenance and repair responsibilities for my unit?

- A Unit Owner must maintain and repair any personal properties located within or appertaining to the exclusive use of unit, all repairs inside unit, windows and doors

For specific information about unit maintenance and repairs, see page 9, 11, 16, 17

Who is responsible for maintaining, repairing and replacing the common elements and limited common elements?

- Common element maintenance, repair and replacement is performed as follows: by the board + approval of unit owners, assessments if not enough funds in reserve
- How are repairs and replacements of the common elements funded? ☐ Unit owner assessments ☐ Reserve funds ☒ Both ☐ Other (specify): _____
- Limited common element maintenance, repairs and replacement is performed as follows: by the board + approval of unit owners

- How are repairs and replacements of the limited common elements funded? ☐ Unit owner assessments ☐ Reserve funds ☒ Both ☐ Other (specify): _____
- For specific information about common element maintenance, repairs and replacements see page 12, 28, 33

Does the condominium association maintain reserve funds for the repair and replacement of the common elements? ☒ Yes ☐ No Is there a Statutory Reserve Account (*see note on page 3*)? ☐ Yes ☐ No

For specific information about this condominium's reserve funds for repairs and replacements, see _____

How are condominium fees paid for on the developer's new units that have not yet been sold to a purchaser?

- Is the developer's obligation to pay fees for unsold units different than the obligation of new unit purchasers to pay fees on their units? ☒ Not applicable (no developer-owned units) ☐ No ☐ Yes - In what way? _____

- Are there any special provisions for the payment of assessment fees that apply only during the developer control period? ☐ No ☐ Yes - Describe these provisions: _____

For specific information about condominium fees during the developer control period, see _____

Has the declarant (developer) reserved the right to expand this condominium in the future?

- ☒ No ☐ Yes - How many additional units may be added through expansion? _____ units
- When does the expansion period end? _____
- Who will manage the condominium during the expansion period? _____

For specific information about condominium expansion plans, see _____

May I alter my unit or enclose any limited common elements?

- Describe the rules, restrictions and procedures for altering a unit: can't alter
- Describe the rules, restrictions and procedures for enclosing limited common elements: can't alter

For specific information about unit alterations and limited common element enclosures, see 11, 12, 13

Can any of the condominium materials be amended in a way that might affect my rights and responsibilities?

- Yes, Wisconsin law allows the unit owners to amend the condominium declaration, bylaws and other condominium documents if the required votes are obtained. Some of these changes may alter your legal rights and responsibilities with regard to your condominium unit.

For specific information about condominium document amendment procedures and requirements, see _____

Other restrictions or features (optional): _____

This Executive Summary was prepared on 9/11/24 (insert date)
by Tyler Keirsch, Treasurer (state name and title or position).

***Note:** A "Statutory Reserve Account" is a specific type of reserve account established under Wis. Stat. § 703.163 to be used for the repair and replacement of the common elements in a residential condominium (optional for a small condominium with less than 13 units or a mixed-use condominium with residential and non-residential units). In a new condominium, the developer initially decides whether to have a statutory reserve account, but after the declarant control period ends, the association may opt-in or opt-out of a statutory reserve account with the written consent of a majority of the unit votes. Existing condominiums must establish a statutory reserve account by May 1, 2006 unless the association elects to not establish the account by the written consent of a majority of the unit votes. Condominiums may also have other reserve fund accounts used for the repair and replacement of the common elements that operate apart from § 703.165.