



**DISCLOSURE OF PERSONAL INTEREST OF EXP REALTY AGENT
ADDENDUM TO RESIDENTIAL PURCHASE CONTRACT**

THIS DISCLOSURE IS ONLY REQUIRED FOR TRANSACTIONS INVOLVING PROPERTY IN WHICH AN EXP REALTY AGENT HAS AN OWNERSHIP INTEREST AND IS ACTING AS THE SELLER.

Property Address: 2802 Clark St, Manitowoc, WI 54220

Seller: Rosemary Investments LLC

Buyer(s): _____

The above referenced seller (hereinafter, "Seller") is an eXp Realty agent, and also the owner of (or having an ownership interest in) the real property situated at the above referenced address (hereinafter, the "Property"), and is selling the Property to the above referenced buyer(s) (hereinafter, "Buyer(s)") on Seller's own account. Buyer(s) acknowledge(s) that: (1) Seller is a licensed real estate agent in the state(s) of WI; (2) is acting as the listing real estate agent in this particular sale to Buyer(s); (3) is affiliated as an independent contractor/real estate agent with eXp Realty; (4) eXp Realty has no ownership interest in the Property; (5) eXp Realty has no actual or constructive knowledge of the condition, physical or otherwise, of the Property or the surrounding area; and (6) eXp Realty is receiving no direct economic benefit from any sale of the Property from Seller to Buyer(s).

Buyer(s) understand(s) that any information he/she has received from Seller regarding the Property was provided in Seller's personal and individual capacity as the owner and seller of the Property, and not as an independent contractor/real estate agent acting on behalf of eXp Realty, and that such information was not provided on behalf of, or by, eXp Realty. Buyer(s) further understand(s) that while eXp Realty may have assisted in marketing the Property and processing this transaction, any information regarding the Property, whether stated on the MLS or otherwise, was obtained from Seller in Seller's capacity as the owner and seller of the Property, and not as an independent contractor/real estate agent acting on behalf of eXp Realty. ***Buyer(s) understand(s) that Buyer(s) is/are strongly urged to take an active role in obtaining information about the Property, to review all important information, inquire about concerns Buyer(s) may have about the Property, review all applicable documentation, such as CC&Rs, association bylaws, surveys, rules, and the title report or commitment, investigate the surrounding area, and obtain professional inspections of the Property and carefully review those inspection reports.***

Buyer(s) acknowledge(s) that he/she has been strongly advised to investigate the condition and suitability of all aspects of the Property and the surrounding area, and of any additional facts or circumstances that would materially influence Buyer(s)'s decision to purchase the Property from Seller, and to have the Property thoroughly inspected by licensed and certified professionals in order to determine its present condition. Buyer(s) is/are also strongly advised to seek the guidance and expertise of an attorney, accountant, and any other appropriate professional to assist with Buyer(s)'s due diligence investigations of the Property and surrounding area, and the purchase of the Property.

[ACKNOWLEDGEMENT AND SIGNATURES ON NEXT PAGE]



By initialing below, Buyer(s) acknowledge(s) and agree(s) to each of the following:

Buyer 1 Buyer 2

- _____ _____ Buyer(s) will carefully review all disclosures from Seller, and investigate any and all information that Buyer(s) may deem material;
- _____ _____ Buyer(s) understand(s) and agree(s) that Buyer(s) has/have the option of placing a residential service contract (home warranty) on the Property effective as of the Close of Escrow;
- _____ _____ Buyer(s) agree(s) to complete one or more professional inspections of the Property and the surrounding area, and by closing escrow and accepting ownership of the Property, Buyer(s) is/are representing and warranting to Seller and eXp Realty that Buyer(s) has/have completed all desired inspections of the Property and surrounding area, and is/are satisfied with the condition of the Property and surrounding area;
- _____ _____ Buyer(s) acknowledge(s) that he/she/they is/are:
☐ represented by a buyer's broker, or
☐ are unrepresented [*check only one*];
- _____ _____ Upon closing escrow, Buyer(s) irrevocably release(s) and holds eXp Realty (inclusive of all companies in its family of companies) harmless from any and all liability, claims, demands, damages, or costs concerning the condition of the Property and the surrounding area to the maximum extent allowable by law.

BUYER(S):

SELLER:

Buyer 1 Signature Date

Seller Signature Date

Buyer 2 Signature Date