Edina Realty

DISCLOSURE STATEMENT: AGENT MATERIAL FACT DISCLOSURE

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1. Date 11/03/2026
2. Page 1 of 1 pages:

3. Property located at 1659 Edgewood Rd,
4. City of Winona, County of Winona,
5. State of Minnesota, Zip Code 55987 ("Property").

6. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF LICENSEE'S KNOWLEDGE.**

7. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statute 82.68. Under Minnesota
8. law, licensees are obligated to disclose to prospective purchasers all material facts of which licensee is aware that
9. could adversely and significantly affect an ordinary purchaser's use or enjoyment of the property or any intended
10. use of the property of which licensee is aware ("Material Facts"). **This disclosure is not a warranty or a**
11. **guarantee of any kind by Seller or licensee representing or assisting any party in the transaction and**
12. **is not a substitute for any inspections or warranties the party(ies) may wish to obtain.**

13. Licensee hereby discloses the following Material Facts of which the licensee is aware regarding the Property:
14. The seller had the shower ceiling re-drywalled, insulted, and added vapor barrier. This was the shower in the primary bedroom.
15.
16. The basement floor drain was backing up significantly over many years when the washer was running. In October 2026, the owners son had a licensed plumber snake the line to clear debris. There may also be some water seepage in the basement during heavy rains.
17.
18. The main bathroom bathtub drains slowly.
19.
20. The basement bedroom ceiling had what appears to be mildew. The area was treated with Zinsser mold killing primer.
21.
22. Another realtor saw a mouse in the house during a showing.
23.

24. **LICENSEE'S STATEMENT:**
25. Licensee hereby states the facts as stated above are true and accurate.
26. _____ 11-3-26
(Licensee) (Date)

27. **BUYER'S ACKNOWLEDGEMENT:** *(To be signed at time of purchase agreement.)*
28. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Disclosure Statement: Agent Material Fact Disclosure*
29. and agree that no representations regarding facts have been made other than those made above. This Disclosure
30. Statement is not a warranty or a guarantee of any kind by Seller or licensee(s) representing or assisting any party in
31. the transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain. The
32. information disclosed is given to the best of licensee's knowledge.

33. _____ (Buyer) _____ (Date) _____ (Buyer) _____ (Date)

34. **THE DISCLOSURES CONTAINED HEREIN RELATE SOLELY TO THE DUTIES AND OBLIGATIONS OF THE**
35. **REAL ESTATE LICENSEE AND DO NOT LIMIT, MODIFY, OR SATISFY ANY DISCLOSURE OBLIGATIONS**
36. **REQUIRED OF SELLERS UNDER MINNESOTA LAW.**