SELLER REFUSAL/STATEMENT REGARDING CONDITION OR DISCLOSURE REPORT

Seller's/Owner's Name(s): Monica Waddy
Entity Name (if any): _____
Name & Title of Authorized Representative for Seller Entity: _____
Property Address: 3408 North 11th Street, Milwaukee, WI

Listing Agent and Listing Firm: Benjamin C. Gohlke Gohlke&AssociatesLLCdbaRealty

Wis. Admin. Code § REEB 24.07(1) requires Listing Agent to make inquiries of Seller regarding the condition of the Property and request that Seller provide a written response to the inquiry. Wis. Stat. § 709.02 indicates that a property owner shall provide a Real Estate Condition Report (RECR) when the property includes 1-4 dwelling units and a Vacant Land Disclosure Report (VLDR) when the property does not include any buildings.

Listing Agent provided Seller with the following condition/disclosure report(s) and asked Seller to complete it/them: (Real Estate Condition Report) (~~Vacant Land Disclosure Report~~) (Seller Disclosure Report – Commercial) (Other: _____) STRIKE AND COMPLETE AS APPLICABLE

CHECK LINE 14 OR LINE 20, AS APPLICABLE:

☐ **SELLER REFUSAL TO COMPLETE**

Seller hereby acknowledges that Seller has refused to provide Listing Agent with a completed RECR, VLDR or other seller's disclosure report for the Property. Seller understands this refusal may be disclosed to potential purchasers and has been advised that Seller's refusal to provide this report does not release Seller from any disclosure obligations under the Wisconsin Statutes or common law. Seller should consult with legal counsel regarding Seller's disclosure obligations in an "as-is" sale.

☒ **SELLER NOT REQUIRED TO COMPLETE REPORT**

Seller hereby asserts that Seller is not required to complete a condition or disclosure report for the Property because CHECK BELOW AS APPLICABLE:

- ☐ Seller is a personal representative of an estate and has never occupied the Property.
- ☐ Seller is a trustee and has never occupied the Property.
- ☐ Seller is a conservator and has never occupied the Property.
- ☐ Seller is a fiduciary appointed by or subject to supervision by a court and has never occupied the Property.
- ☒ The Property includes 1 to 4 dwelling units but has not been inhabited.
- ☐ The transfer is exempt from the real estate transfer fee under Wis. Stat. § 77.25.

Wisconsin real estate licensees have a legal duty to disclose material adverse facts and information suggesting the possibility of material adverse facts to all parties. Listing Agent shall accordingly disclose any condition Listing Agent becomes aware of to prospective purchasers.

This form was delivered to Seller by Benjamin C. Gohlke on 09/29/2026.
Agent for Firm Print Name ▲ Date ▲

Seller's/Owner's Signature: Monica Waddy Monica Waddy Date: 10/4/2026
Seller's/Owner's Signature: _____ Date: _____
Seller's/Owner's Signature: _____ Date: _____
Seller's/Owner's Signature: _____ Date: _____

This form was delivered to Buyer by _____ on _____.
Agent for Firm Print Name ▲ Date ▲

Acknowlegment of Receipt by Buyers: _____
Initials ▲ Date ▲

Buyer's acknowledgment of receipt of this form does not constitute waiver of any right that Buyer may have based on not receiving a completed condition or disclosure report from Seller.

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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.

		YES	NO	N/A
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?*	☐	☑	☐
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 27 years.
G7. The owner has lived in the property for 15 years.
G8. Explanation of "yes" responses Owner hasn't lived on property for over 10 years

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 Monica Waddy Date 10/4/2026
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 _____

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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