

**SHOREWEST, REALTORS®
DISCLOSURE OF MATERIAL ADVERSE FACTS**

1 I am licensed in the state of Wisconsin as a real estate ~~broker~~/salesperson **STRIKE ONE.** Wisconsin law, per
2 Wis. Stat. § 452.133 and Wis. Admin. Code § RL 24.07 (2)-(3), requires real estate licensees to make prompt
3 written disclosures to buyers and sellers regarding material adverse facts and regarding information suggesting
4 the possibility of material adverse facts. In other words, the law says that I should make sure you know about
5 certain possible problems that have not yet been reported to you by the other parties, licensees or professional
6 inspectors.

7 An adverse fact is a condition or occurrence that is generally recognized by a competent real estate licensee as
8 having a significant, adverse affect on the value of the property, as significantly reducing the structural integrity
9 of the property, or as presenting a significant health risk to the property's occupants. An adverse fact also
10 includes information that indicates that a party is not able or does not intend to fulfill his or her contractual
11 obligations under the offer to purchase or other contract.

12 An adverse fact is material if a party indicates it is significant to them, or if it is generally recognized by a
13 competent real estate licensee as being significant to a reasonable party, to the extent that it would impact
14 whether or not the party enters into an offer to purchase or the party's decision about what terms and conditions
15 should be in such a contract.

16 As a Wisconsin real estate licensees, I am thereby obligated by law to disclose the following information indicating a
17 material adverse fact or suggesting the possibility of a material adverse fact for the real estate located at: _____
18 **827 Coronada Dr** in the **City** of **Racine**, WI:
19 **Large dead pine tree in backyard, garage door spring is broken garage door is not**
20 **functional and discoloration on basement wall.**

21 _____
22 _____
23 (Plainly state only the facts without drawing conclusions or making predictions. Attach supporting reports and
24 documentation.)

25 It is recommended that the sellers and buyers in this transaction obtain professional assistance to conduct
26 appropriate property inspections, testing and other investigations regarding this information. The licensees in
27 this transaction will draft inspection, testing or investigation contingencies, amendments, notices and other
28 documents pertaining to the offer to purchase as directed by the parties.

29 Sellers and buyers should contact their attorneys with any questions concerning their legal rights and
30 obligations.

31 *Stephanie Roehl*
32 Licensee Signature ▲

Stephanie Roehl
Print Licensee Name Here ▲

33 **Shorewest Realtors**
34 Broker/Firm Name ▲

10/09/2026
Date ▲

35 By initialing and dating below, I acknowledge that I have received and read this disclosure form.

36 _____
37 Party Initials ▲

Date ▲