LISTING QUESTIONNAIRE REGARDING TITLE ISSUES AND PROPERTY CONDITIONS

Property: W140N7402 Lilly Rd Menomonee Falls, WI 53051, ,

Seller: Brendan Smyth

The Seller is:

- [✓] Property owner (list all owners on the Seller lines above ↑)
- [ ] Trustee(s) for Trust owning the Property
- [ ] Personal representative for the estate of a deceased Property owner
- [ ] Guardian for Property owner
- [ ] Power-of-attorney for Property owner

In order to assist your firm and the title company to prepare for closing, please answer the following questions:

CONDITION	YES	NO	CONDITION	YES	NO
1. Remodeling, construction work or repairs within the last 6 months? Any planned?		✓	19. Any mineral rights on the Property reserved by a prior owner or another party?		✓
2. Any remodeling or construction work without proper building permits?		✓	20. Are there any judgments in court or tax liens against the Seller?		✓
3. Disputes with neighbors about the location of the boundary lines?		✓	21. Does the Seller have unpaid child support, income taxes, or Property taxes?		✓
4. Are there unrecorded contracts or persons claiming ownership rights or lien rights on the Property?		✓	22. Is part of a building, garage, fence, driveway or landscaping on the neighbor's property? (or vice versa)?		✓
5. Environmental concerns e.g., damaged asbestos, underground fuel storage tanks, high radon levels, deteriorated lead-based paint, abandoned wells, mold?		✓	23. Unpaid assessments for utility service or municipal improvements, e.g., sewer lateral, storm sewer, street work, tree planting, sidewalk repairs, curb and gutter, etc.?		✓
6. Violations of or concerns with local zoning or building codes, for example, inadequate setbacks or lot size?		✓	24. Violations of or concerns with recorded covenants and restrictions, for example, a fence in violation of the architectural rules?		✓
7. Any leases or rental agreements?		✓	25. Any burial grounds on the Property?		✓
8. Are people or companies allowed to travel across or use your Property without a recorded document?		✓	26. Any shared driveways, shared wells, or anything else shared with the neighbor?		✓
			27. Is there a right of first refusal?		✓
9. Other persons in possession or occupying the Property and/or claiming the right to?		✓	28. Questions or concerns about legal vehicular access to the Property?		✓
10. Unrecorded easements, deeds or land contracts regarding the Property?		✓	29. Are there lawsuits involving the Property (pending or threatened)?		✓
11. Any recorded road easements or recorded road maintenance agreements?		✓	30. Any basement rooms used as bedrooms not in compliance with local ordinances?		✓
12. Is the Property part of a homeowners or condominium association?		✓	31. High voltage electric or high-pressure gas lines nearby?		✓
13. Any unpaid homeowners or condominium association dues, fees or charges?		✓	32. Other violations of or concerns with laws, regulations, ordinances or restrictions?		✓
14. Will fees be charged by the association when the Property is sold?		✓	33. Have there been missed mortgage payments or is the lender foreclosing?		✓
15. Is the Seller a foreign person for purposes of the Foreign Investment in Real Property Tax Act (FIRPTA)?		✓	34. Is any Seller or the Property involved in bankruptcy or divorce proceedings? If so, has the court authorized the sale of the Property?		✓
16. If the Seller owes more than the anticipated net proceeds, does the Seller have the resources to close?	✓		35. Will the Seller owe more than the anticipated net proceeds and need to negotiate a short sale with Seller's lender(s)?		✓
17. Are there rented items on the Property, e.g., water softener, LP tanks, water treatment systems, etc.?		✓	36. Will the Seller provide a deed other than a warranty deed (quitclaim, personal representative's, trustee's, etc.)?		✓
18. Is the Property the Seller's residence?	✓		37. Is the Seller married?		✓

For each YES answer on the first page, please give the question number, provide a short description or explanation and attach any pertinent agreements and documents. Use additional pages and addenda, as needed.

Question Number	Explanation or description
~~16~~	Seller has required resources to close in any circumstance.
~~18~~	This has been Seller's primary residence ever since it was purchased.

☐ **ADDENDA:** The attached _____ is/are made part of this Questionnaire.

Seller signatures:

Seller Brenda [signature] Date 10/9/26

Seller _____ Date _____

Seller _____ Date _____

Seller _____ Date _____

Seller Entity Name (if any): _____
Print Name Here ▲

Authorized Signature ▲ Print Name & Title Here ▶ _____

Seller Entity Name (if any): _____
Print Name Here ▲

Authorized Signature ▲ Print Name & Title Here ▶ _____

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