Wisconsin REALTORS® Association
4801 Forest Run Road
Madison, Wisconsin 53704

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SHOREWEST, REALTORS®
DISCLOSURE OF MATERIAL ADVERSE FACTS

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

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

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

As a Wisconsin real estate licensees, I am thereby obligated by law to disclose the following information indicating a material adverse fact or suggesting the possibility of a material adverse fact for the real estate located at: _____
17230 W Jills Dr in the **City** of **New Berlin**, WI:
During past extreme weather events, water intrusion and seepage may have occurred.
Seller has since replaced drain tile using Gaidish Foundation Company with transferable warranty. See documents in MLS dated October, 2026.

(Plainly state only the facts without drawing conclusions or making predictions. Attach supporting reports and documentation.)

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

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

Licensee Signature ▲ — Print Licensee Name Here ▲: **Lisa Pfaff**

Broker/Firm Name ▲: **Shorewest Realtors** — Date ▲: 10/13/26

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

Party Initials ▲ — Date ▲

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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.

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