LISTING QUESTIONNAIRE REGARDING TITLE ISSUES AND PROPERTY CONDITIONS

Property: 635 Tamarack Dr W, West Bend, WI 53095, ,

Seller: Mitchell Makowski

The Seller is:

- [X] 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?	X		19. Any mineral rights on the Property reserved by a prior owner or another party?		X
2. Any remodeling or construction work without proper building permits?		X	20. Are there any judgments in court or tax liens against the Seller?		X
3. Disputes with neighbors about the location of the boundary lines?		X	21. Does the Seller have unpaid child support, income taxes, or Property taxes?		X
4. Are there unrecorded contracts or persons claiming ownership rights or lien rights on the Property?		X	22. Is part of a building, garage, fence, driveway or landscaping on the neighbor's property? (or vice versa)?		X
5. Environmental concerns e.g., damaged asbestos, underground fuel storage tanks, high radon levels, deteriorated lead-based paint, abandoned wells, mold?		X	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.?		X
6. Violations of or concerns with local zoning or building codes, for example, inadequate setbacks or lot size?		X	24. Violations of or concerns with recorded covenants and restrictions, for example, a fence in violation of the architectural rules?		X
7. Any leases or rental agreements?		X	25. Any burial grounds on the Property?		X
8. Are people or companies allowed to travel across or use your Property without a recorded document?		X	26. Any shared driveways, shared wells, or anything else shared with the neighbor?	X	
			27. Is there a right of first refusal?		X
9. Other persons in possession or occupying the Property and/or claiming the right to?		X	28. Questions or concerns about legal vehicular access to the Property?		X
10. Unrecorded easements, deeds or land contracts regarding the Property?		X	29. Are there lawsuits involving the Property (pending or threatened)?		X
11. Any recorded road easements or recorded road maintenance agreements?		X	30. Any basement rooms used as bedrooms not in compliance with local ordinances?		X
12. Is the Property part of a homeowners or condominium association?	X		31. High voltage electric or high-pressure gas lines nearby?		X
13. Any unpaid homeowners or condominium association dues, fees or charges?		X	32. Other violations of or concerns with laws, regulations, ordinances or restrictions?		X
14. Will fees be charged by the association when the Property is sold?	X		33. Have there been missed mortgage payments or is the lender foreclosing?		X
15. Is the Seller a foreign person for purposes of the Foreign Investment in Real Property Tax Act (FIRPTA)?		X	34. Is any Seller or the Property involved in bankruptcy or divorce proceedings? If so, has the court authorized the sale of the Property?		X
16. If the Seller owes more than the anticipated net proceeds, does the Seller have the resources to close?	X		35. Will the Seller owe more than the anticipated net proceeds and need to negotiate a short sale with Seller's lender(s)?		X
17. Are there rented items on the Property, e.g., water softener, LP tanks, water treatment systems, etc.?	X		36. Will the Seller provide a deed other than a warranty deed (quitclaim, personal representative's, trustee's, etc.)?		X
18. Is the Property the Seller's residence?	X		37. Is the Seller married?		X

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
1	Replaced damaged studs and footers in corner of garage. Damage was noted on May inspection, repaired, then removed from report by inspector in August.
12	West Ridge Home Owners Association
14	Buyer pays $430 capital contribution and $215 monthly. Seller pays $200 at closing.
16	Seller has resources to cover difference if net proceeds are insufficient.
17	water softener through Culligan
18	is seller's main and only residence
26	driveway is shared with 3 other units

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

Seller signatures:

Seller _____ Date 10/22/26

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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