SELLER'S REFUSAL TO PROVIDE REAL ESTATE CONDITION REPORT; VOLUNTARY LIMITED DISCLOSURE

Property Address: 1915 N Water St- Unit 102, Milwaukee, WI 53202

Decedent: Milagros Nolasco

Personal Representative: Atty Sara L. Eberhardy

Seller is the court-appointed personal representative of the estate of the deceased owner. Seller has never occupied the property and has no familial relationship to the deceased owner. Pursuant to Wis. Stat. § 709.01(2)(a), a personal representative who has never occupied the property transferred is exempt from the requirement to provide a Real Estate Condition Report under Wis. Stat. ch. 709, including Wis. Stat. §§ 709.02 and 709.03. Seller therefore expressly refuses to provide a statutory Real Estate Condition Report for this transaction, and nothing in this disclosure shall be construed as a waiver of that statutory exemption.

Notwithstanding that refusal, seller elects to provide the following information voluntarily and solely from seller's limited actual knowledge in a fiduciary capacity. This information is provided only to assist prospective buyers in evaluating the property and is not intended to be, and shall not be deemed to be, a substitute for a Real Estate Condition Report, a representation, a warranty, a guarantee, or a certification of the property's condition. Seller makes no express or implied representation or warranty of any kind, and no statement in this disclosure, whether oral or written, shall be construed as creating any duty, warranty, or obligation beyond the seller's limited voluntary disclosure of known facts.

The property is being sold strictly **as-is**, **where-is**, and **with all faults**. Buyer is encouraged to conduct whatever inspections, investigations, and due diligence buyer deems necessary regarding the property, the improvements and any other conditions that may affect value, habitability, insurability, or future use. Buyer acknowledges that seller is not undertaking any obligation to repair, replace, remediate, or further investigate any condition of the property, and buyer shall not rely on this voluntary disclosure as a warranty or as an assumption of any duty by seller.

Seller voluntarily discloses that the property experienced water damage that was mitigated by the Association. The mitigation caused damage to the interior that was repaired by a contractor. The invoice for the completed work is on file.

This information is disclosed only because it is within seller's actual knowledge and solely in seller's capacity as personal representative; it is not a representation that the property is otherwise free from defects, latent conditions, code issues, or environmental concerns.

This disclosure is made voluntarily, without any representations or warranties, and solely to avoid misunderstanding. Nothing in this disclosure shall be construed as creating an actual or implied representation or warranty appurtenant to a traditional Wisconsin Real Estate Condition Report, given seller's statutory right to refuse to provide such a report under Wis. Stat. § 709.01(2)(a).