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DISCLOSURE OF PERSONAL INTEREST OF EXP AGENT

For use with eXp Realty® in the United States

(*REQUIRED ONLY FOR TRANSACTIONS INVOLVING PROPERTY WHERE EXP AGENT HAS AN OWNERSHIP/CONTROLLING INTEREST AND ACTING AS SELLER*)

Property (*address*): **945 Farnam St, La Crosse, WI 54601**

The undersigned seller ("Seller") is affiliated as a real estate agent with eXp Realty, LLC, and its subsidiaries, doing business as eXp Realty® (collectively, "eXp"), is acting as the listing real estate agent in this particular transaction, and is also directly or indirectly (whether through another person, entity, or in trust), owns or controls all or a portion of the real property situated at the above referenced address (the "Property"), and is selling the Property to the undersigned buyer(s) (collectively, "Buyer"). Buyer understands that any information Buyer has received from Seller regarding the Property was provided in Seller's personal and individual capacity as the owner and seller of the Property, and not as an independent contractor real estate agent acting on behalf of eXp, and that such information was not provided on behalf of, or by, eXp. Buyer further understands that while eXp may have assisted in marketing the Property and processing this transaction, any information regarding the Property, whether stated on the multiple listing service or in any other advertising platform, was obtained from Seller in Seller's capacity as the owner and seller of the Property, and not as an independent contractor real estate agent acting on behalf of eXp.

BUYER IS STRONGLY ENCOURAGED: (1) TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY (INCLUDING ITS SURROUNDING AREA) AND OF ANY ADDITIONAL FACTS OR CIRCUMSTANCES THAT WOULD MATERIALLY INFLUENCE BUYER'S DECISION TO PURCHASE THE PROPERTY FROM SELLER AT THE AGREED UPON PRICE AND TERMS; (2) TO HAVE THE PROPERTY THOROUGHLY INSPECTED BY LICENSED AND CERTIFIED PROFESSIONALS IN ORDER TO DETERMINE ITS PRESENT CONDITION; (3) TO ENGAGE AN ATTORNEY, TAX ADVISOR, INVESTMENT ADVISOR, INSURANCE PROFESSIONAL, ENVIRONMENTAL ENGINEER, AND ANY OTHER DESIRED PROFESSIONALS AND/OR TRADESPERSONS FOR THE PURPOSE OF ASSISTING BUYER WITH, AMONG OTHER THINGS, EVALUATING THE TERMS OF THE TRANSACTION AND THE INTEGRITY OF THE PROPERTY (INCLUDING ITS SURROUNDING AREA), THE PROPERTY'S CONDITION OF TITLE, ITS INSURABILITY, AND ITS ECONOMIC FEASIBILITY; AND (4) TO TAKE AN ACTIVE ROLE IN OBTAINING, REVIEWING, AND ASKING QUESTIONS ABOUT, DOCUMENTATION AND REPORTS CONCERNING THE PROPERTY (SUCH AS, WITHOUT LIMITATION, COVENANTS, CONDITIONS, AND RESTRICTIONS (WHERE APPLICABLE); OWNER ASSOCIATION BYLAWS; SURVEYS; ENVIRONMENTAL REPORTS; TITLE REPORTS, TITLE ABSTRACTS, OR TITLE COMMITMENTS; PROPERTY INSPECTION REPORTS; LEASE AGREEMENTS; RENT ROLLS; INCOME AND EXPENSE STATEMENTS; AND ANY OTHER REPORTS PRODUCED AT THE REQUEST OF, OR BY, BUYER OR BUYER'S ENGAGED PROFESSIONALS AND/OR TRADESPERSONS).

By its signature, below, Buyer acknowledges, represents, warrants, and covenants each of the following, as applicable:

1. Buyer has had the opportunity to perform, and/or has performed, each of those actions specified in the bold-faced, capitalized paragraph, above;
2. eXp has no ownership interest in the Property; no actual or constructive knowledge of the condition, physical or otherwise, of the Property (including its surrounding area); and is receiving no direct economic benefit from sale of the Property from Seller to Buyer;
3. If the Property is "residential," Buyer has the option of placing a home warranty on the Property effective as of completion of the transaction;
4. That by completing the transaction and accepting ownership of the Property, Buyer is affirming that it has completed all desired inspections of the Property (including its surrounding area), and is satisfied with the condition of the Property (including its surrounding area) and the price and terms upon which Buyer purchased the Property; and
5. That for good and valuable consideration, the receipt and sufficiency of which are acknowledged, by completing the transaction and accepting ownership of the Property, Buyer irrevocably releases, waives, and forever discharges and exonerates eXp (inclusive of all entities within its family of companies) from any and all liability, claims, demands, damages, and costs, concerning, (a) the condition of the Property (including its surrounding area), and (b) the transaction; each to the maximum extent allowable by law.

Buyer 1: _____ Date

Seller 1: Spenser Nickelatti 11/10/2026 Date

Buyer 2: _____ Date

Seller 2: _____ Date

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