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FIRST WEBER
REAL ESTATE SERVICES

LISTING ADDENDUM

Sellers: **Anna Anderson, Craig Anderson**

Address: **1331 E Saveland Ave, Milwaukee, WI 53207**

For each provision with a check box, please check the box to each item you wish to include, and leave the box blank, or mark "n/a" to decline to include:

Fair Housing/Buyer Letters: Sellers acknowledge Fair Housing concerns if buyers submit so-called "Buyers Letters" which go beyond buyers saying how they like the Property, etc., and include description of the buyers' personal characteristics, implicitly or explicitly suggesting sellers should favor them for who they are. The concern is that introduction of such factors may intentionally or unintentionally trigger conscious or unconscious biases or preferences and may lead to discrimination or appearance of discrimination. The seller understands and agrees Agent and Firm will not be asked to solicit, evaluate, or advise about any such letters. Seller acknowledges potential Fair Housing issues and will consult Seller's own counsel with any legal questions about Fair Housing.

Property Management: Property management services are not included. Unless expressly agreed by Firm in a separate written agreement, Seller understands that Firm is not responsible for any property management services, including but not limited to maintenance or repairs, preventive or seasonal maintenance, such as winterization or snow or ice removal, or lawn care, and Firm is not responsible for safety and security on the Property while listed.

FIRPTA/Protect Sensitive Information: The Foreign Investment In Real Property Tax Act (FIRPTA) distinguishes between "foreign" and "non-foreign" sellers. FIRPTA may require disclosure of Seller's Social Security number or Tax Identification Number (sensitive information). Seller agrees Seller will not provide, send, or copy sensitive information, or documents containing sensitive information to agents or Firm, but will provide only to closing agent or qualified substitute, as defined under FIRPTA. Seller agrees agents and Firm cannot provide legal or tax advice about FIRPTA and Seller agrees to consult Seller's own counsel and/or tax adviser with questions.

[X] **Alternative Dispute Resolution (Addendum ADR):** The Dispute Resolution provision in the Wisconsin WB listing forms references alternative dispute resolution. First Weber and its agents are focused on providing professional services to create positive results for you. But in the unlikely event of a dispute, First Weber and you agree to resolve disputes using alternative dispute resolution as set forth in the attached **Addendum ADR**. The terms of the **Addendum ADR** are incorporated into your listing agreement as if they were set forth in full in your listing agreement.

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NA **Home Warranty:** Seller agrees to include a home warranty on the Property which will include coverage for buyers for one year after closing, subject to the terms and conditions of the home warranty. Unless otherwise specified in writing in this Listing, Seller agrees the home warranty shall be from Universal Home Protection (UHP), UHP Warranty Options, and will be the following plan: **DECLINED**

~~☐ Basic ☐ Elite ☐ Ultimate~~ optional ~~☐ Seller HVAC coverage~~

If no specific plan is selected, it is agreed the plan shall be "Ultimate". The cost of the home warranty will be paid by Seller at closing or when required under the specific home warranty plan selected by Seller. Seller authorizes Firm to mention the presence of a home warranty in marketing, and Seller agrees to provide a copy of the home warranty plan to Firm and to any prospective buyer upon request.

Closing and Title Services: Wisconsin Offer to Purchase forms include provisions for title search, title commitment and an owner's policy of title insurance. First Weber is affiliated with several title companies serving most areas in Wisconsin. See, *First Weber's Affiliated Business Arrangement Disclosure Statement (ABAD)*. Seller does not have to utilize any of these affiliated title companies, but we recommend Seller consider their services.

☐ Seller requests closing and title services from one of First Weber's affiliated title companies. *

☑ Seller declines consideration of closing and title services from a First Weber affiliated title company, Seller may arrange for another title company or qualified closing agent to handle title and closing.

* If an affiliated title company does not serve the area, the listing agent can assist in arranging another provider servicing the area.

(x) Anna Anderson 11/12/2026
Seller Date

(x) Craig Anderson 11/12/2026
Seller Date

(x) _____
Seller Date

(x) _____
Seller Date

(x) Michala O'Connell 11/12/2026
Listing Agent Date