Authentisign ID: 04F68D3F-07E1-F111-91F2-002248230FCC

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

Premier Point Realty LLC

SELLER REFUSAL/STATEMENT REGARDING CONDITION OR DISCLOSURE REPORT

Seller's/Owner's Name(s): JLing Investments LLC
Entity Name (if any): JLing Investments LLC
Name & Title of Authorized Representative for Seller Entity: Jennifer Slocum
Property Address: 3758 E Layton, Cudahy, WI 53110

Listing Agent and Listing Firm: Jennifer Slocum Premier Point Realty

Wis. Admin. Code § REEB 24.07(1) requires Listing Agent to make inquiries of Seller regarding the condition of the Property and request that Seller provide a written response to the inquiry. Wis. Stat. § 709.02 indicates that a property owner shall provide a Real Estate Condition Report (RECR) when the property includes 1-4 dwelling units and a Vacant Land Disclosure Report (VLDR) when the property does not include any buildings.

Listing Agent provided Seller with the following condition/disclosure report(s) and asked Seller to complete it/them: (Real Estate Condition Report) (Vacant Land Disclosure Report) (Seller Disclosure Report – Commercial) (Other: _____) STRIKE AND COMPLETE AS APPLICABLE

CHECK LINE 14 OR LINE 20, AS APPLICABLE:

[X] **SELLER REFUSAL TO COMPLETE**

Seller hereby acknowledges that Seller has refused to provide Listing Agent with a completed RECR, VLDR or other seller's disclosure report for the Property. Seller understands this refusal may be disclosed to potential purchasers and has been advised that Seller's refusal to provide this report does not release Seller from any disclosure obligations under the Wisconsin Statutes or common law. Seller should consult with legal counsel regarding Seller's disclosure obligations in an "as-is" sale.

[ ] **SELLER NOT REQUIRED TO COMPLETE REPORT**

Seller hereby asserts that Seller is not required to complete a condition or disclosure report for the Property because CHECK BELOW AS APPLICABLE:

[ ] Seller is a personal representative of an estate and has never occupied the Property.
[ ] Seller is a trustee and has never occupied the Property.
[ ] Seller is a conservator and has never occupied the Property.
[ ] Seller is a fiduciary appointed by or subject to supervision by a court and has never occupied the Property.
[ ] The Property includes 1 to 4 dwelling units but has not been inhabited.
[ ] The transfer is exempt from the real estate transfer fee under Wis. Stat. § 77.25.

Wisconsin real estate licensees have a legal duty to disclose material adverse facts and information suggesting the possibility of material adverse facts to all parties. Listing Agent shall accordingly disclose any condition Listing Agent becomes aware of to prospective purchasers.

This form was delivered to Seller by Jennifer Slocum on _____.
Agent for Firm Print Name ▲ Date ▲

Seller's/Owner's Signature: Authentisign JLing Investments LLC JLing Investments LLC Date: 11/15/2026
Seller's/Owner's Signature: _____ Date: _____
Seller's/Owner's Signature: _____ Date: _____
Seller's/Owner's Signature: _____ Date: _____

This form was delivered to Buyer by _____ on _____.
Agent for Firm Print Name ▲ Date ▲

Acknowlegment of Receipt by Buyers: _____
Initials ▲ Date ▲

Buyer's acknowledgment of receipt of this form does not constitute waiver of any right that Buyer may have based on not receiving a completed condition or disclosure report from Seller.

Copyright© 2024 Wisconsin REALTORS® Association; Drafted by Attorney Debra Peterson Conrad
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Authentisign ID: 04F68D3F-07E1-F111-91F2-002248230FCC

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road Madison, Wisconsin 53704

Premier Point Realty LLC

AMENDMENT TO CONDITION OR DISCLOSURE REPORT

Requirement to Amend Report: Wis. Stat. § 709.035 requires owners who, prior to acceptance of an offer to purchase or an option to purchase, become aware of a condition or obtain information that would change an answer on a Real Estate Condition Report or a Vacant Land Disclosure Report, to amend the report. This may be done by completing another copy of the report that reflects the new information, or by completing an amendment to the previously completed report. This form may be used for such an amendment.

Owner's Name(s): JLing Investments LLC

Name of Report Furnished: (Real Estate Condition Report) (Vacant Land Disclosure Report) (Seller Disclosure Report-Commercial) (Other: _____) STRIKE AND COMPLETE AS APPLICABLE

Date and Address on Prior Report: This Amendment modifies the report dated _____ (date of report), for the Property at 3758 E Layton (street address) in the (City) (Village) (Town) of Cudahy , County of _____, State of Wisconsin.

Owner's Amended Reponses: Indicate the number(s) of the questions where the Owner's answer(s) are affected by the new information, the Owner's new answer(s) based upon the new information, and if a response is changed to "yes", an explanation of the reason why the response is "yes".

Question Number Where Owner's Response Affected by New Information or Condition	Owner's New Response YES	NO	N/A
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐

Owner's explanation of any "YES" responses: *The seller has never occupied the property

Improvements, permitted and/or unpermitted, which may increase the property's assessed value have been performed under the Seller's ownership. Buyer assumes all due diligence as well as any and all responsibility.

Owner's Certification: The Owner certifies that the information in this amendment is true and correct to the best of the Owner's knowledge as of the date on which the Owner signs this amendment.

Owner Authentisign JLing Investments LLC JLing Investments LLC Date 11/15/2026

Owner _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

***Buyer's Acknowledgment*:** The undersigned acknowledges receipt of a copy of this amendment.

Prospective Buyer _____ Date _____

Prospective Buyer _____ Date _____

Prospective Buyer _____ Date _____

Prospective Buyer _____ Date _____

Copyright © 2018 by Wisconsin REALTORS® Association Drafted by: Attorney Debra Peterson Conrad
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.