dotloop signature verification: dtlp.us/XKYp-LuM9-mv0i



# SELLER REFUSAL/STATEMENT REGARDING CONDITION OR DISCLOSURE REPORT

Seller's/Owner's Name(s): Miryam Margaliot

Entity Name (if any): Nala Group LLC

Name & Title of Authorized Representative: Miryam Margaliot

Property Address: 5243 N Teutonia Ave, Milwaukee, WI, 53209

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

LISTING AGENT: Britney Ortiz Berkshire Hathaway HS- Metro Realty

LISTING FIRM: Berkshire Hathaway Home Services- Metro Realty

Wis. Admin. Code Chapter REEB 24 requires Listing Agent to make inquiries of Seller on the condition of the Property and to request Seller provide a written response to Agent's inquiry. Wis. Stat. § 709.02 indicates that a property owner/seller 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 has provided Seller with a RECR, VLDR or other property condition report and asked Seller to complete the report.

**CHECK LINE 18 OR LINE 24, 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 above Property. Seller understands this refusal may be disclosed to potential purchasers. Seller acknowledges Seller has been advised that Seller's refusal to provide this report does not release Seller of 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 under Wis. Stat. § 709.01 to complete a RECR or a VLDR for the above 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 Firm/Agent shall accordingly disclose any condition Listing Firm/Agent becomes aware of to prospective purchasers.

Seller's/Owner's Signature: Miryam Margaliot dotloop verified 10/31/26 10:45 PM EET 2KO9-NBOR-XEF6-QWUT Date: _____

Seller's/Owner's Signature: _____ Date: _____

Seller's/Owner's Signature: _____ Date: _____

Seller's/Owner's Signature: _____ Date: _____

Entity Authorized Signature (if any): Miryam Margaliot dotloop verified 10/31/26 10:45 PM EET TO3U-JPQY-YQQH-06SS Date: _____

This form was delivered to Seller by Britney Ortiz Berkshire Hathaway HS- Metro Realty on Date: 10/25/2026
Agent for Firm Print Name Here