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ATTACHMENT ONE

1. **The firm and it agents will advise prospective Buyers and their agents, in writing, that the following language should be included in any and all Offers to Purchase.**

   a. **"Notwithstanding anything in this Listing Contract to the contrary, Seller is selling the Property in "AS-IS, WHERE IS" condition and Seller makes no warranty or representation as to the physical condition of the Property. Buyer shall rely exclusively on Buyer's investigation of the Property in proceeding with the purchase of the Property. Buyer is informed that Seller(s) are estates and have not lived in the Property. Conveyance will be by Personal Representatives Deeds."**

   b. **"Buyer acknowledges that the Property may have the potential to be divided to create a separate lot that could be sold separately. Seller makes no representations or warranties as to whether any such division is permissible, feasible, or approvable, or whether any resulting lot would be buildable or separately saleable. Buyer shall independently investigate applicable requirements and obtain confirmation from the City of Oconomowoc rather than rely on the possibility of division. Seller recommends contacting Jason J. Gallo, AICP, City Planner / Zoning Administrator, City of Oconomowoc, 174 E. Wisconsin Avenue, P.O. Box 27, Oconomowoc, WI 53066; telephone (262) 569-2166."**

   c. **"Notwithstanding anything in this Offer to Purchase to the contrary, unless Seller expressly agrees otherwise in a written provision specifically modifying this paragraph, Buyer's obligations under this Offer are not contingent upon obtaining preliminary or final approval of any division of the Property or confirmation that a separate lot would be buildable or separately saleable. Seller is not required to assist with or obtain any such approval or confirmation or to delay the sale or closing for that purpose. Buyer's inability to obtain such approval or confirmation shall not, by itself, entitle Buyer to terminate this Offer, extend any deadline, or delay closing. This paragraph does not waive any unrelated contingency expressly stated in this Offer.**

(X) James San Fillippe-Personal Representative 11/19/2026
SELLER **DATE**

(X) Robert Snyder-Personal Representative 11/19/2026
SELLER **DATE**

(X)_____
BUYER **DATE**

(X)_____
BUYER **DATE**

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