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

Form WRA-SRR
Stefaniak Group LLC

SELLER REFUSAL/STATEMENT REGARDING CONDITION REPORT

SELLER'S/OWNER'S NAME: _____

PROPERTY ADDRESS: 3934 S. 2nd Street

NAME OF REPORT FURNISHED: (Real Estate Condition Report) (Vacant Land Disclosure Report) (Seller Disclosure Report – Commercial) (Other: _____)
[STRIKE AND COMPLETE AS APPLICABLE]

LISTING AGENT: Stephanie Schell

LISTING BROKER: The Stefaniak Group

Wis. Admin. Code Chapter REEB 24 requires Listing Agent to make inquiries of Seller on the condition of the Property and to request that 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 15 OR LINE 22, AS APPLICABLE:

☐ **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 that this refusal may be disclosed to potential purchasers. Seller acknowledges that 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 Broker/Agent shall accordingly disclose any condition Listing Broker/Agent becomes aware of to prospective purchasers.

SELLER'S SIGNATURE: Authentisign Kimberly M. Woods DATE: _____

This form was delivered to Seller by Stephanie Schell on 11-24-26.
Agent Name ▲ Date ▲

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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