

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

United Country Oakwood Realty, LLC

DISCLOSURE OF MATERIAL ADVERSE FACTS

I am licensed in the state of Wisconsin as a real estate broker/~~salesperson~~ **STRIKE ONE**. Wisconsin law, per Wis. Stat. § 452.133 and Wis. Admin. Code § RL 24.07(2)-(3), requires real estate licensees to make prompt written disclosures to buyers and sellers regarding material adverse facts and regarding information suggesting the possibility of material adverse facts. In other words, the law says that I should make sure you know about certain possible problems that have not yet been reported to you by the other parties, licensees or professional inspectors.

An adverse fact is a condition or occurrence that is generally recognized by a competent real estate licensee as having a significant, adverse affect on the value of the property, as significantly reducing the structural integrity of the property, or as presenting a significant health risk to the property's occupants. An adverse fact also includes information that indicates that a party is not able or does not intend to fulfill his or her contractual obligations under the offer to purchase or other contract.

An adverse fact is material if a party indicates it is significant to them, or if it is generally recognized by a competent real estate licensee as being significant to a reasonable party, to the extent that it would impact whether or not the party enters into an offer to purchase or the party's decision about what terms and conditions should be in such a contract.

As a Wisconsin real estate licensee, I am thereby obligated by law to disclose the following information indicating a material adverse fact or suggesting the possibility of a material adverse fact: _____

See Addendum Z

(Plainly state only the facts without drawing conclusions or making predictions. Attach supporting reports and documentation.)

It is recommended that the sellers and buyers in this transaction obtain professional assistance to conduct appropriate property inspections, testing and other investigations regarding this information. The licensees in this transaction will draft inspection, testing or investigation contingencies, amendments, notices and other documents pertaining to the offer to purchase as directed by the parties.

Sellers and buyers should contact their attorneys with any questions concerning their legal rights and obligations.

 *Daniel Kiedinger, Broker*

Licensee Signature ▲

Dan Kiedinger
Print Licensee Name Here ▲

Dan Kiedinger United Country-Oakwood Realty, LLC
Broker/Firm Name ▲

December 17, 2023
Date ▲

By initialing and dating below, I acknowledge that I have received and read this disclosure form.

Party Initials ▲

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.

Revised Addendum Z

- 1) The square footage of the home is approximate. According to the assessor, the square footage of 2836 sq ft includes main floor and lower area. The total approximate square feet of finished living space 1568 sq ft. Buyers to do their own due diligence.
- 2) Vernon County calls the septic system and "unknown system". Buyers can contact Vernon County zoning for more information. (angela.reed@vernoncounty.org 608-637-5270)
- 3) The MFL program, as of November 2023, has switched from an open program to a closed program starting January 1, 2024. This means, according to DNR forester Joel Jepsen, that the taxes will be increased from \$1.90/acre/year to \$9.49/acre/year starting the 2024 tax year. Joel can be contacted at (608.606.5074.)
- 4) Seller is unaware if the furnace in the garage is in working order.
- 5) The neighbor has two ladder hunting deer stands on the property that he will remove next spring/summer since he lives out of the area.
- 6) The lower part of the sheetrocked walls of the 15'x10' finished room in the basement, there was a dark mildew/mold type substance from the floor up about 12" from a previous water event that has been painted over. The adult children of the sellers remember it to have been a heavy rain event in 2008 when the basement did have water infiltration.
- 7) There is "potential" shoreland zoning on the property.
- 8) In the left chimney cleanout in the basement, pieces of what looks like chimney liner or tile were found. It seems like the wood stove in the living room is using the right side of the chimney. Buyers should do their own due diligence to verify.
- 9) Two windows in the living room were found to be seemingly not functioning properly.
- 10) The electrical wire conduit by the well near the ground is broken.
- 11) The interior locks on some of the doors may not be to code as the key is used from both the inside and outside to lock and unlock the doors.