

**SELLER REFUSAL/STATEMENT REGARDING CONDITION OR DISCLOSURE REPORT**

1 Seller's/Owner's Name(s): James Kast

2 \_\_\_\_\_

3 Entity Name (if any): \_\_\_\_\_

4 Name & Title of Authorized Representative: Brennen Fernandez

5 Property Address: 1103 Valley Lane, Shawano, WI 54166

6 \_\_\_\_\_

7 Name of Report Furnished: (Real Estate Condition Report) (Vacant Land Disclosure Report)

8 (Seller Disclosure Report- Commercial) (Other: Real Estate Condition Report

9 [STRIKE AND COMPLETE AS APPLICABLE].

10 LISTING AGENT: Robin Baade

11 LISTING FIRM: Realty Executives Fortitude

12 Wis. Admin. Code Chapter REEB 24 requires Listing Agent to make inquiries of Seller on the condition of the Property  
13 and to request Seller provide a written response to Agent's inquiry. Wis. Stat. § 709.02 indicates that a property  
14 owner/seller shall provide a Real Estate Condition Report (RECR) when the property includes 1-4 dwelling units and a  
15 Vacant Land Disclosure Report (VLDR) when the property does not include any buildings. Listing Agent has provided  
16 Seller with a RECR, VLDR or other property condition report and asked Seller to complete the report.

17 **CHECK LINE 18 OR LINE 24, AS APPLICABLE:**

18  **SELLER REFUSAL TO COMPLETE**

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

24  **SELLER NOT REQUIRED TO COMPLETE REPORT**

25 Seller hereby asserts that Seller is not required under Wis. Stat. § 709.01 to complete a RECR or a VLDR for the  
26 above Property because: [CHECK BELOW AS APPLICABLE]

27  Seller is a personal representative of an estate and has never occupied the Property.

28  Seller is a trustee and has never occupied the Property.

29  Seller is a conservator and has never occupied the Property.

30  Seller is a fiduciary appointed by or subject to supervision by a court and has never occupied the Property.

31  The Property includes 1 to 4 dwelling units, but has not been inhabited.

32  The transfer is exempt from the real estate transfer fee under Wis. Stat. § 77.25.

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

36 Seller's/Owner's Signature: Brennen Fernandez dotloop verified 03/28/26 12:48 PM CDT XIU1-X5RI-4C1V-WWW4

37 Seller's/Owner's Signature: \_\_\_\_\_

38 Seller's/Owner's Signature: \_\_\_\_\_

39 Seller's/Owner's Signature: \_\_\_\_\_

40 Entity Authorized Signature (if any): \_\_\_\_\_

41 This form was delivered to Seller by Robin Baade on Date: 03/27/2026

42 \_\_\_\_\_  
Agent for Firm Print Name Here ▲