Attachment H

Private Well Correspondence

Approved by the Wisconsin Real Estate Examining Board 7-1-24 (Optional Use Date) 8-15-24 (Mandatory Use Date)

# WB-11 RESIDENTIAL OFFER TO PURCHASE

1	LICENSEE DRAFTING THIS OFFER ON December 23, 2024 [DATE] IS (AGENT OF BUY	ER)
2	2 (AGENT OF SELLER/LISTING FIRM) (AGENT OF BUYER AND SELLER) STRIKE THOSE NOT APPLICABLE	
	3 The Buyer, County of Dane	
	4 offers to purchase the Property known as [Street Address] 3108 Hope Hollow Trail	_
5		
	6 in the Town of Cottage Grove, Co	unty
	7 of Dane Wisconsin (insert additional description, if any, at lines 548-57	'0 or
	<sup>8</sup> in an addendum per line 592), on the following terms:	
9	9 PURCHASE PRICE The purchase price is	-
10	0 Dollars (\$	_).
11	1 [INCLUDED IN PURCHASE PRICE] Included in purchase price is the Property, all Fixtures on the Property as of the	date
12	2 stated on line 1 of this Offer (unless excluded at lines 20-23), and the following additional items: <u>none other</u>	
13	3	
14		
15	5	_
16	6	
17	7 NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are inclu	Ided
18	8 or not included.	
19	9 NOT INCLUDED IN PURCHASE PRICE Not included in purchase price is Seller's personal property (unless included	ed at
20	20 lines 12-16) and the following: Appliances and other fixtures, see lines 562-564	-
21	rt	-
22	2	-
	23	-
24	4 CAUTION: Identify Fixtures that are on the Property (see lines 26-36) to be excluded by Seller or that are re	nted
25	25 (e.g., water softeners or other water treatment systems, LP tanks, etc.) and will continue to be owned by the le	ssor
	26 "Fixture" is defined as an item of property which is physically attached to or so closely associated with land, building	
	27 improvements so as to be treated as part of the real estate, including, without limitation, physically attached items not e	
	28 removable without damage to the premises, items specifically adapted to the premises and items customarily treate	
	29 fixtures, including, but not limited to, all: garden bulbs; plants; shrubs and trees; screen and storm doors and wind	
	30 electric lighting fixtures; window shades; curtain and traverse rods; blinds and shutters; central heating and cooling	
	31 and attached equipment; water heaters, water softeners and treatment systems; sump pumps; attached or fitted	
	32 coverings; awnings; attached antennas and satellite dishes (but not the component parts); audio/visual wall mou	
	33 brackets (but not the audio/visual equipment); garage door openers and remote controls; installed security systems; ca	
	34 vacuum systems and accessories; in-ground sprinkler systems and component parts; built-in appliances; ceiling	
	35 fences; In-ground pet containment systems, including receiver components; storage buildings on permanent founda	
	36 and docks/piers on permanent foundations.	
	37 CAUTION: Exclude any Fixtures to be retained by Seller or which are rented (e.g., water softeners or other w	vate
	<sup>38</sup> treatment systems, LP tanks, etc.) on lines 20-23 or at lines 548-570 or in an addendum per line 592).	
	39 BINDING ACCEPTANCE This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to E	Ruve
	40 on or before December 27, 2024 Seller may kee	
	41 Property on the market and accept secondary offers after binding acceptance of this Offer.	p un
	42 CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.	
	43 ACCEPTANCE Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but ide	ntica
	44 copies of the Offer.	nuca
	45 CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short	torn
	<sup>46</sup> Deadlines running from acceptance provide adequate time for <u>both</u> binding acceptance and performance.	tern
	47 CLOSING This transaction is to be closed on on or before 3/31/2025	
		allo
	48at the place selected by S	
	49 unless otherwise agreed by the Parties in writing. If the date for closing falls on Saturday, Sunday, or a federal or a	state
	50 holiday, the closing date shall be the next Business Day.	n mál
	51 CAUTION: To reduce the risk of wire transfer fraud, any wiring instructions received should be independ	
	52 verified by phone or in person with the title company, financial institution, or entity directing the transfer. The	
	53 estate licensees in this transaction are not responsible for the transmission or forwarding of any wiring or m	one
5	54 transfer instructions.	

Rogan

County of Dane Page 1 of 11, WB-11 Property Address: 3108 Hope Hollow Trail

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55 EARNEST MONEY

56. EARNEST MONEY of companies this Offer

57. If Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged

58 - EARNEST MONEY of S will be mailed or commercia 59 or parconally delivered within

dave ("5" if loft blank) after accontance. 60 All earnest money shall be delivered to and held by (listing Firm) (drafting Firm) (other identified

61

STRIKE THOSE NOT APPLICABLE 62 (listing Firm if none chosen; if no listing Firm, then drafting Firm; if no Firm then Seller).

63 CAUTION: If a Firm does not hold earnest money, an escrow agreement should be drafted by the Parties or an 64 attorney as lines 67-87 do not apply. If someone other than Buyer pays earnest money, consider a special 65 disbursement agreement.

66 THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise agreed in writing. 67 DISBURSEMENT IF EARNEST MONEY HELD BY A FIRM: If negotiations do not result in an accepted offer and the 68 earnest money is held by a Firm, the earnest money shall be promptly disbursed (after clearance from payer's depository 69 institution if earnest money is paid by check) to the person(s) who paid the earnest money. At closing, earnest money shall 70 be disbursed according to the closing statement. If this Offer does not close, the earnest money shall be disbursed according 71 to a written disbursement agreement signed by all Parties to this Offer. If said disbursement agreement has not been 72 delivered to the Firm holding the earnest money within 60 days after the date set for closing, that Firm may disburse the 73 earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller; 74 (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; (4) 75 upon authorization granted within this Offer; or (5) any other disbursement required or allowed by law. The Firm may retain 76 legal services to direct disbursement per (1) or to file an interpleader action per (2) and the Firm may deduct from the 77 earnest money any costs and reasonable attorneys' fees, not to exceed \$250, prior to disbursement.

78 LEGAL RIGHTS/ACTION: The Firm's disbursement of earnest money does not determine the legal rights of the Parties 79 In relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by the Firm holding the earnest 80 money. At least 30 days prior to disbursement per (1), (4) or (5) above, where the Firm has knowledge that either Party 81 disagrees with the disbursement, the Firm shall send Buyer and Seller written notice of the intent to disburse by certified 82 mall. If Buyer or Seller disagrees with the Firm's proposed disbursement, a lawsuit may be filed to obtain a court order 83 regarding disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of 84 residential property with one-to-four dwelling units. Buyer and Seller should consider consulting attorneys regarding their 85 legal rights under this Offer in case of a dispute. Both Parties agree to hold the Firm harmless from any liability for good 86 faith disbursement of earnest money in accordance with this Offer or applicable Department of Safety and Professional 87 Services regulations concerning earnest money. See Wis. Admin. Code Ch. REEB 18.

88 TIME IS OF THE ESSENCE "Time is of the Essence" as to: (4) carnest mensy payment(c); (2) binding acceptance; (3) 89 occupancy; (4) date of closing; (5) contingency Deadlines STRIKE AS APPLICABLE and all other dates and Deadlines in 90 this Offer except: none other

91 . If "Time is of the Essence" applies to a date or Deadline, 92 failure to perform by the exact date or Deadline is a breach of contract. If "Time is of the Essence" does not apply to a date 93 or Deadline, then performance within a reasonable time of the date or Deadline is allowed before a breach occurs.

94 [REAL ESTATE CONDITION REPORT] Wisconsin law requires owners of property that includes one-to-four dwelling units 95 to provide Buyers with a Real Estate Condition Report. Excluded from this requirement are sales of property that has never 96 been inhabited, sales exempt from the real estate transfer fee, and sales by certain court-appointed fiduciaries, (for example, 97 personal representatives who have never occupied the Property). The form of the Report is found in Wis, Stat. § 709.03. 98 The law provides: "§ 709.02 Disclosure . . . the owner of the property shall furnish, not later than 10 days after acceptance 99 of the contract of sale ..., to the prospective Buyer of the property a completed copy of the report ... A prospective Buyer 100 who does not receive a report within the 10 days may, within two business days after the end of that 10-day period, rescind 101 the contract of sale . . . by delivering a written notice of rescission to the owner or the owner's agent." Buyer may also have 102 certain rescission rights if a Real Estate Condition Report disclosing defects is furnished before expiration of the 10 days, 103 but after the Offer is submitted to Seller. Buyer should review the report form or consult with an attorney for additional 104 Information regarding rescission rights.

105 PROPERTY CONDITION REPRESENTATIONS Seller represents to Buyer that as of the date of acceptance Seller has 106 no notice or knowledge of Conditions Affecting the Property or Transaction (lines 112-177) other than those identified in 107 Seller's Real Estate Condition Report dated , which was received by Buyer prior to Buyer signing 108 this Offer and which is made a part of this Offer by reference COMPLETE DATE OR STRIKE AS APPLICABLE and 109

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111

## INSERT CONDITIONS NOT ALREADY INCLUDED IN THE CONDITION REPORT

112 "Conditions Affecting the Property or Transaction" are defined to include:

113 a. Defects in the roof, basement or foundation (including cracks, seepage and bulges), electrical system, or part of the 114 plumbing system (including the water heater, water softener and swimming pool); or basement, window, or plumbing leaks; Produced with zlpForm® by zlpLogix 18070 Fifteen Milo Road, Frasor, Michigan 48026 www.zipLogix.com Rogers 115 overflow from sinks, bathtubs, or sewers; or other water or moisture intrusions or conditions.

116 b. Defects in heating and air conditioning system (including the air filters and humidifiers); in a wood burning stove or 117 fireplace; or caused by a fire in a stove or fireplace or elsewhere on the Property.

118 c. Defects related to smoke detectors or carbon monoxide detectors, or a violation of applicable state or local smoke 119 detector or carbon monoxide detector laws.

120 d. Defects in any structure, or mechanical equipment included as Fixtures or personal property.

121 e. Rented items located on the Property such as a water softener or other water conditioner system.

122 f. Defects caused by unsafe concentrations of, or unsafe conditions on the Property relating to radon, radium in water 123 supplies, lead in paint, soil or water supplies, unsafe levels of mold, asbestos or asbestos-containing materials or other 124 potentially hazardous or toxic substances on the Property; manufacture of methamphetamine or other hazardous or toxic 125 substances on the Property; or high voltage electric (100 KV or greater) or steel natural gas transmission lines located on 126 but not directly serving the Property.

127 NOTE: Specific federal lead paint disclosure requirements must be complied with in the sale of most residential 128 properties built before 1978.

129 g. Defects caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic 130 substances on neighboring properties.

131 h. Property is served by a joint well; Defects related to a joint well serving the Property; or Defects in a well on the 132 Property or in a well that serves the Property, including unsafe well water.

133 i. A septic system or other private sanitary disposal system serves the Property; Defects in the septic system or other 134 sanitary disposal system on the Property; or any out-of-service septic system serving the Property not closed or abandoned 135 according to applicable regulations.

136 j. Underground or aboveground fuel storage tanks on or previously located on the Property; or Defects in the underground 137 or aboveground fuel storage tanks on or previously located on the Property. (The owner, by law, may have to register the 138 tanks with the Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, 139 whether the tanks are in use or not. Department regulations may require closure or removal of unused tanks.)

140 k. "LP" tank on the Property (specify in the additional information whether the tank is owned or leased); or Defects in an 141 "LP" tank on the Property.

142 I. Notice of property tax increases, other than normal annual increases, or pending Property reassessment; remodeling 143 that may increase the Property's assessed value; pending special assessments; or Property is within a special purpose 144 district, such as a drainage district, that has authority to impose assessments.

145 m. Proposed construction of a public project that may affect use of the Property; Property additions or remodeling affecting 146 Property structure or mechanical systems during Seller's ownership without required permits; or any land division involving 147 the Property without required state or local permits.

148 n. The Property is part of or subject to a subdivision homeowners' association; or the Property is not a condominium unit 149 and there are common areas associated with the Property that are co-owned with others.

150 o. Any zoning code violations with respect to the Property; the Property or any portion thereof is located in a floodplain, 151 wetland or shoreland zoning area; or the Property is subject to a shoreland mitigation plan required by Wisconsin 152 Department of Natural Resources (DNR) rules that obligates the Property owner to establish or maintain certain measures 153 related to shoreland conditions, enforceable by the county.

154 p. Nonconforming uses of the Property; conservation easements, restrictive covenants or deed restrictions on the 155 Property; or, other than public rights of way, nonowners having rights to use part of the Property, including, but not limited 156 to, private rights-of-way and easements other than recorded utility easements.

157 q. All or part of the Property has been assessed as agricultural land; has been assessed a use-value assessment 158 conversion charge; or payment of a use-value assessment conversion charge has been deferred.

159 r. All or part of the Property is subject to, enrolled in, or in violation of a farmland preservation agreement, Forest Crop 160 Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program.

161 s. A dam is totally or partially located on the Property; or an ownership interest in a dam not located on the Property will 162 be transferred with the Property because the dam is owned by a homeowners' association, lake district, or similar group of 163 which the Property owner is a member.

164 t. No legal access to the Property; or boundary or lot line disputes, encroachments or encumbrances (including a joint 165 driveway) affecting the Property.

166 u. Federal, state, or local regulations requiring repairs, alterations or corrections of an existing condition; or any insurance 167 claims relating to damage to the Property within the last five years.

168 v. A pier attached to the Property not in compliance with state or local pier regulations; a written agreement affecting 169 riparian rights related to the Property; or the bed of the abutting navigable waterway is owned by a hydroelectric operator.

170 w. Current or previous termite, powder-post beetle or carpenter ant infestations or Defects caused by animal, reptile, or 171 other insect infestations.

172 x. Structure on the Property designated as an historic building; all or any part of the Property in an historic district; or one 173 or more burial sites on the Property.

174 y. Agreements binding subsequent owners such as a lease agreement or extension of credit from an electric cooperative.

175 z. Owner is a foreign person as defined in the Foreign Investment in Real Property Tax Act in 26 IRC § 1445(f).

176 aa. Other Defects affecting the Property, including, without limitation, drainage easement or grading problems; or 177 excessive sliding, settling, earth movement or upheavals.

178 **INSPECTIONS AND TESTING** Buyer may only conduct inspections or tests if specific contingencies are included as a 179 part of this Offer. An "inspection" is defined as an observation of the Property, which does not include an appraisal or testing 180 of the Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel 181 source, which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or 182 building materials from the Property for laboratory or other analysis of these materials. Seller agrees to allow Buyer's 183 inspectors, testers and appraisers reasonable access to the Property upon advance notice, if necessary, to satisfy the 184 contingencies in this Offer. Buyer or licensees or both may be present at all inspections and testing. Except as otherwise 185 provided, Seller's authorization for inspections does not authorize Buyer to conduct testing of the Property.

186 NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of 187 the test (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any 188 other material terms of the contingency.

189 Buyer agrees to promptly restore the Property to its original condition after Buyer's Inspections and testing are completed 190 unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to 191 Seller. Seller acknowledges that certain inspections or tests may detect environmental pollution which may be required to 192 be reported to the Wisconsin Department of Natural Resources.

193 INSPECTION CONTINGENCY: This contingency only authorizes inspections, not testing (see lines 178-192).

194 (1) This Offer is contingent upon a Wisconsin registered or Wisconsin licensed home inspector performing a home inspection
 195 of the Property after the date on line 1 of this Offer that discloses no Defects.

198

(list any Property component(s)

to be separately inspected, e.g., swimming pool, roof, foundation, chimney, etc.) which discloses no Defects.

200 (3) Buyer may have follow-up inspections recommended in a written report resulting from an authorized inspection, provided
 they occur prior to the Deadline specified at line 206. Inspection(s) shall be performed by a qualified independent
 inspector or independent qualified third party.

203 Buyer shall order the inspection(s) and be responsible for all costs of inspection(s).

204 CAUTION: Buyer should provide sufficient time for the home inspection and/or any specialized inspection(s), as 205 well as any follow-up inspection(s).

206 This contingency shall be deemed satisfied unless Buyer, within \_\_\_\_\_ days ("15" if left blank) after acceptance, delivers 207 to Seller a copy of the written inspection report(s) dated after the date on line 1 of this Offer and a written notice listing the 208 Defect(s) identified in those report(s) to which Buyer objects (Notice of Defects).

209 CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.

210 For the purposes of this contingency, Defects do not include structural, mechanical or other conditions the nature and extent 211 of which Buyer had actual knowledge or written notice before signing this Offer.

212 NOTE: "Defect" as defined on lines 445-447 means a condition that would have a significant adverse effect on the 213 value of the Property; that would significantly impair the health or safety of future occupants of the Property; or 214 that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life 215 of the premises.

216 RIGHT TO CURE: Seller (shall)(shall not) STRIKE ONE ("shall" If neither is stricken) have the right to cure the Defects. 217 If Seller has the right to cure, Seller may satisfy this contingency by:

218 (1) delivering written notice to Buyer within \_\_\_\_\_ ("10" if left blank) days after Buyer's delivery of the Notice of Defects

219 stating Seller's election to cure Defects;

220 (2) curing the Defects in a good and workmanlike manner; and

(3) delivering to Buyer a written report detailing the work done no later than three days prior to closing.

222 This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and

223 (1) Seller does not have the right to cure; or

224 (2) Seller has the right to cure but:

225 (a) Seller delivers written notice that Seller will not cure; or

226 (b) Seller does not timely deliver the written notice of election to cure.

**RADON TESTING CONTINGENCY:** This Offer is contingent upon Buyer obtaining a current written report of the results of a radon test at the Property performed by a qualified third party in a manner consistent with applicable Environmental Protection Agency (EPA) and Wisconsin Department of Health Services (DHS) protocols and standards indicating an EPA average radon level of less than 4.0 picoCuries per liter (pCi/L), at (Buyer's) (Seller's) **STRIKE ONE** 231 ("Buyer's" if neither is stricken) expense.

232 This contingency shall be deemed satisfied unless Buyer, within \_\_\_\_\_\_ days ("20" if left blank) after acceptance delivers 233 to Seller a written copy of the radon test results indicating a radon level of 4.0 pCI/L or higher and written notice objecting to 234 the radon level in the report.

Property Address: 3108 Hope Hollow Trail, ,	Page 5 of 11, WB-11
235 RIGHT TO CURE: Seller (shall)(shall not) STRIKE ONE) ("shall" if neither is stricken) have	the right to cure.
236 If Seller has the right to cure, Seller may satisfy this contingency by:	3
237 (1) delivering a written notice of Seller's election to cure within 10 days after delivery of Buy	er's notice; and,
238 (2) installing a radon mitigation system in conformance with EPA standards in a good and	workmanlike manner and by
239 giving Buyer a report of the work done and a post remediation test report indicating a ra	don level of less than 4.0 pCi/L
240 no later than three days prior to closing.	
241 This Offer shall be null and void if Buyer timely delivers the above written notice and report to	Seller and:
242 (1) Seller does not have the right to cure; or	
243 (2) Seller has the right to cure but:	
<ul><li>(a) Seller delivers written notice that Seller will not cure; or</li></ul>	
245 (b) Seller does not timely deliver the notice of election to cure.	and an end of the second s
246 NOTE: For radon information refer to the EPA at epa.gov/radon or the DHS at dhs.wisc	onsin.gov/radon.
247 IF LINE 248 IS NOT MARKED OR IS MARKED N/A LINES 296-307 /	
248 FINANCING COMMITMENT CONTINGENCY: This Offer is contingent upon Buyer	
249 [loan type or specific lender, if any] first mortgage l         250 below, within days after acceptance of this Offer. The financing selected shall be	loan commitment as described
250 below, within days after acceptance of this Offer. The financing selected shall be	e in an amount of not less than
251 \$ for a term of not less than years, amortized over not les	s than years. Initial
252 monthly payments of principal and interest shall not exceed \$ Buy	ver acknowledges that lender's
253 required monthly payments may also include 1/12th of the estimated net annual real es	
254 premiums, and private mortgage insurance premiums. The mortgage shall not include a prepa 255 to pay discount points in an amount not to exceed% ("0" if left blank) of the loan.	
256 sources or obtaining a construction loan or land contract financing, describe at lines 548-57	
257 per line 592. Buyer agrees to pay all customary loan and closing costs, wire fees, and loa	
258 apply for a mortgage loan, and to provide evidence of application promptly upon request of	
259 lender's appraiser access to the Property.	<b>3</b>
260 LOAN AMOUNT ADJUSTMENT: If the purchase price under this Offer is modified, any final	nced amount, unless otherwise
261 provided, shall be adjusted to the same percentage of the purchase price as in this contingent	ncy and the monthly payments
262 shall be adjusted as necessary to maintain the term and amortization stated above.	
263 CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 264 or 265.	
<ul> <li>264 IFIXED RATE FINANCING: The annual rate of interest shall not exceed9</li> <li>265 ADJUSTABLE RATE FINANCING: The initial interest rate shall not exceed9</li> </ul>	6. The initial interact acts
<ul> <li>266 ADJUSTABLE RATE FINANCING: The initial interest rate shall not exceed</li> <li>266 shall be fixed for months, at which time the interest rate may be increased not not an another shall be fixed for</li> </ul>	
left blank) at the first adjustment and by not more than% ("1" if left blank) at	
The maximum interest rate during the mortgage term shall not exceed the initial interest	
269 left blank). Monthly payments of principal and interest may be adjusted to reflect interest c	
270 SATISFACTION OF FINANCING COMMITMENT CONTINGENCY: If Buyer qualifies for t	
271 or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of a written loan	n commitment.
272 This contingency shall be satisfied if, after Buyer's review, Buyer delivers to Seller a copy	of a written loan commitment
273 (even if subject to conditions) that is:	
274 (1) signed by Buyer; or	
275 (2) accompanied by Buyer's written direction for delivery.	
276 Delivery of a loan commitment by Buyer's lender or delivery accompanied by a notice of L 277 this contingency.	inacceptability shall not satisfy
278 CAUTION: The delivered loan commitment may contain conditions Buyer must yet sa	ticty to obligate the lander to
279 provide the loan. Buyer understands delivery of a loan commitment removes	
280 Contingency from the Offer and shifts the risk to Buyer if the loan is not funded.	the rindhonig communent
281 SELLER TERMINATION RIGHTS: If Buyer does not deliver a loan commitment on or be	afore the Deadline on line 250.
282 Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer pri-	
283 written loan commitment from Buyer.	
284 EINANCING COMMITMENT UNAVAILABILITY: If a financing commitment is not availa	
285 Offer (and Buyer has not already delivered an acceptable loan commitment for other fir	
286 promptly deliver written notice to Seller of same including copies of lender(s)' rejection	letter(s) or other evidence of
287 unavailability. 288 SELLER FINANCING: Seller shall have 10 days after the earlier of:	
<ul> <li>288 SELLER FINANCING: Seller shall have 10 days after the earlier of:</li> <li>289 (1) Buyer delivery of written notice of evidence of unavailability as noted in lines 284-287</li> </ul>	or
<ul><li>(1) Buyer derivery of writer notice of evidence of unavariability as noted in mes 204-207</li><li>(2) the Deadline for delivery of the loan commitment set on line 250</li></ul>	
291 to deliver to Buyer written notice of Seller's decision to finance this transaction with a note	
292 terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for	
293 If Seller's notice is not timely given, the option for Seller to provide financing shall be consi 294 cooperate with and authorizes Seller to obtain any credit information reasonably appropria	dered waived. Buyer agrees to
295 worthiness for Seller financing.	are to determine buyers credit
Produced with zipForm#0 by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix c	em Bogers

Property Address: 310	8 Hope	Hollow	Trail,
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("7" if laft blank)

#### IE THIS DEFER IS NOT CONTINGENT ON FINANCING COMMITMENT Mithin

#### 207 acceptance, Buyer shall deliver to Seller either

208 (1) reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at 200 the time of verification sufficient funds to close or

nn	
201	[Specify documentation Buyer agrees to deliver to Seller]
202	If such written verification or documentation is not delivered. Seller has the right to terminate this Offer by delivering written
000	notice to Buyer prior to Saller's Actual Receipt of a copy of Buyer's written verification. Buyer may or may not obtain
204	mortgage financing but does not need the protection of a financing commitment contingency. Seller agrees to allow Buyer's
IDE	appraisor access to the Property for purposes of an appraisal. Buyer understands and agrees that this Offer is not subject
206	to the appraisal meeting any particular value, unless this Offer is subject to an appraisal contingency, nor does the right of
07	access for an appraisal constitute a financing commitment contingency.

308 APPRAISAL CONTINGENCY: This Offer is contingent upon Buyer or Buyer's lender having the Property appraised 309 at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated 310 subsequent to the date stated on line 1 of this Offer, Indicating an appraised value for the Property equal to or greater than 311 the agreed upon purchase price.

312 This contingency shall be deemed satisfied unless Buyer, within \_\_\_\_\_ days after acceptance, delivers to Seller a copy 313 of the appraisal report indicating an appraised value less than the agreed upon purchase price, and a written notice objecting 314 to the appraised value.

315 RIGHT TO CURE: Seller (shall)(shall not) STRIKE ONE ("shall" if neither is stricken) have the right to cure.

316 If Seller has the right to cure, Seller may satisfy this contingency by delivering written notice to Buyer adjusting the purchase 317 price to the value shown on the appraisal report within \_\_\_\_\_ days ("5" if left blank) after Buyer's delivery of the appraisal 318 report and the notice objecting to the appraised value. Seller and Buyer agree to promptly execute an amendment initiated 319 by either Party after delivery of Seller's notice, solely to reflect the adjusted purchase price.

320 This Offer shall be null and void if Buyer makes timely delivery of the notice objecting to appraised value and the written 321 appraisal report and:

322 (1) Seller does not have the right to cure; or

323 (2) Seller has the right to cure but:

324 (a) Seller delivers written notice that Seller will not adjust the purchase price; or

325 (b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal 326 report.

#### 327 NOTE: An executed FHA, VA or USDA Amendatory clause may supersede this contingency.

328 CLOSING OF BUYER'S PROPERTY CONTINGENCY: This Offer is contingent upon the closing of the sale of 329 Buyer's property located at

330 no later than \_\_\_\_\_\_ (the Deadline). If closing does not occur by the Deadline, this 331 Offer shall become null and void unless Buyer delivers to Seller, on or before the Deadline, reasonable written verification 332 from a financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds 333 to close or proof of bridge loan financing, along with a written notice waiving this contingency. Delivery of verification or 334 proof of bridge loan shall not extend the closing date for this Offer.

BUMP CLAUSE: If Seller accepts a bona fide secondary offer, Seller may give written notice to Buyer that another ase offer has been accepted. If Buyer does not deliver to Seller the documentation listed below within \_\_\_\_\_\_ hours ("72" if as fet blank) after Buyer's Actual Receipt of said notice, this Offer shall be null and void. Buyer must deliver the following:

338 (1) Written waiver of the Closing of Buyer's Property Contingency if line 328 is marked;

339	(2)	Written waiver of	
340			(name other contingencies, if any); and
341	(3)	Any of the following checked below:	
342		Proof of bridge loan financing.	
343		Proof of ability to close from a financial institution or third	d party in control of Buyer's funds which shall provide

Seller with reasonable written verification that Buyer has, at the time of verification, sufficient funds to close.

345 Other: 346

344

347 [insert other requirements, if any (e.g., payment of additional earnest money, etc.)]

348 SECONDARY OFFER: This Offer is secondary to a prior accepted offer. This Offer shall become primary upon 349 delivery of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer 350 notice prior to any Deadline, nor is any particular secondary buyer given the right to be made primary ahead of other 351 secondary buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to 352 delivery of Seller's notice that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than \_\_\_\_\_ days ("7" 353 if left blank) after acceptance of this Offer. All other Offer Deadlines that run from acceptance shall run from the time this 354 Offer becomes primary.

355 HOMEOWNERS ASSOCIATION If this Property is subject to a homeowners association, Buyer is aware the Property may 356 be subject to periodic association fees after closing and one-time fees resulting from transfer of the Property. Any one-time 357 fees resulting from transfer of the Property shall be paid at closing by (Seller) (Buyer) STRIKE ONE ("Buyer" if neither is 358 stricken).

359 **CLOSING PRORATIONS** The following items, if applicable, shall be prorated at closing, based upon date of closing values: 360 real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners or homeowners 361 association assessments, fuel and <u>No prorations at closing - see lines 559-560</u>

362 363 CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used. 364 Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing. 365 Real estate taxes shall be prorated at closing based on CHECK BOX FOR APPLICABLE PRORATION FORMULA ] The net general real estate taxes for the preceding year, or the current year if available (Net general real estate 366 taxes are defined as general property taxes after state tax credits and lottery credits are deducted). NOTE: THIS CHOICE 367 APPLIES IF NO BOX IS CHECKED. 368 Current assessment times current mill rate (current means as of the date of closing). 369 Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior 370 year, or current year if known, multiplied by current mill rate (current means as of the date of closing). 371 No proration of real estate taxes - see lines 559-560 372 ж 373 CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be 374 substantially different than the amount used for proration especially in transactions involving new construction, 375 extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local 376 assessor regarding possible tax changes. Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on 377 the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5 378 days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall 379 re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation 380 and is the responsibility of the Parties to complete, not the responsibility of the real estate Firms in this transaction. 381 382 TITLE EVIDENCE 383 CONVEYANCE OF TITLE: Upon payment of the purchase price, Seller shall convey the Property by warranty deed 384 (trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as 385 provided herein), free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements 386 entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use 387 restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Real Estate 388 Condition Report and in this Offer, general taxes levied in the year of closing and none other 389 (insert other allowable exceptions from title, if any) 390 391 that constitutes merchantable title for purposes of this transaction. Seller, at Seller's cost, shall complete and execute the 392 documents necessary to record the conveyance and pay the Wisconsin Real Estate Transfer Fee. 393 WARNING: Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements 394 may prohibit certain improvements or uses and therefore should be reviewed, particularly if Buyer contemplates 395 making improvements to Property or a use other than the current use. 396 TITLE EVIDENCE: Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of 397 the purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall 398 pay all costs of providing title evidence to Buyer. Buyer shall pay the costs of providing the title evidence required by Buyer's 399 lender and recording the deed or other conveyance. 400 GAP ENDORSEMENT: Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's) 401 STRIKE ONE ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded 402 after the commitment date of the title insurance commitment and before the deed is recorded, subject to the title insurance 403 policy conditions, exclusions and exceptions, provided the title company will issue the coverage. If a gap endorsement or 404 equivalent gap coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 410-405 415). 406 DELIVERY OF MERCHANTABLE TITLE: The required title insurance commitment shall be delivered to Buyer's attorney 407 or Buyer not less than 5 business days before closing, showing title to the Property as of a date no more than 15 days 408 before delivery of such title evidence to be merchantable per lines 383-391, subject only to liens that will be paid out of the 409 proceeds of closing and standard title insurance requirements and exceptions.

410 TITLE NOT ACCEPTABLE FOR CLOSING: If title is not acceptable for closing, Buyer shall notify Seller in writing of 411 objections to title by the time set for closing. Seller shall have a reasonable time, but not exceeding 15 days, to remove the 412 objections, and the time for closing shall be extended as necessary for this purpose. If Seller is unable to remove said 413 objections, Buyer shall have five days from receipt of notice thereof, to deliver written notice waiving the objections, and the 414 time for closing shall be extended accordingly. If Buyer does not waive the objections, this Offer shall be null and void. 415 Providing title evidence acceptable for closing does not extinguish Seller's obligations to give merchantable title to Buyer.

416 SPECIAL ASSESSMENTS/OTHER EXPENSES: Special assessments, if any, levied or for work actually commenced 417 prior to the date stated on line 1 of this Offer shall be paid by Seller no later than closing. All other special assessments 418 shall be paid by Buyer. "Levled" means the local municipal governing body has adopted and published a final resolution 419 describing the planned improvements and the assessment of benefits.

420 CAUTION: Consider a special agreement if area assessments, property owners association assessments, special 421 charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are 422 one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments) 423 relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all 424 sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact 425 fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).

426 **LEASED PROPERTY** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights 427 under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the 428 (written) (oral) **STRIKE ONE** lease(s), if any, are

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. Insert additional terms, if any, at lines 548-570 or attach as an addendum per line 592.

431 DEFINITIONS

ACTUAL RECEIPT: "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document and or written notice physically in the Party's possession, regardless of the method of delivery. If the document or written notice take the selectronically delivered, Actual Receipt shall occur when the Party opens the electronic transmission.

435 ■ <u>BUSINESS DAY</u>: "Business Day" means a calendar day other than Saturday, Sunday, any legal public holiday under 436 Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive 437 registered mail or make regular deliveries on that day.

438 ■ <u>DEADLINES</u>: "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by 439 excluding the day the event occurred and by counting subsequent calendar days. The Deadline expires at Midnight on the 440 last day. Additionally, Deadlines expressed as a specific number of Business Days are calculated in the same manner 441 except that only Business Days are counted while other days are excluded. Deadlines expressed as a specific number of 442 "hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by 443 counting 24 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific 444 event, such as closing, expire at Midnight of that day. "Midnight" is defined as 11:59 p.m. Central Time.

445 <u>DEFECT</u>: "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would 446 significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would 447 significantly shorten or adversely affect the expected normal life of the premises.

448 FIRM: "Firm" means a licensed sole proprietor broker or a licensed broker business entity.

449 PARTY: "Party" means the Buyer or the Seller; "Parties" refers to both Buyer and Seller.

450 ■ PROPERTY: Unless otherwise stated, "Property" means the real estate described at lines 4-8.

451 INCLUSION OF OPTIONAL PROVISIONS Terms of this Offer that are preceded by an OPEN BOX ( ) are part of 452 this offer ONLY if the box is marked such as with an "X". They are not part of this offer if marked "N/A" or are left blank.

453 **PROPERTY DIMENSIONS AND SURVEYS** Buyer acknowledges that any land, building or room dimensions, or total 454 acreage or building square footage figures, provided to Buyer by Seller or by a Firm or its agents, may be approximate 455 because of rounding, formulas used or other reasons, unless verified by survey or other means.

456 CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, and land, 457 building or room dimensions, if material.

458 **DISTRIBUTION OF INFORMATION** Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of 459 the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the 460 transaction as defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession 461 data to multiple listing service sold databases; (iii) provide active listing, pending sale, closed sale and financing concession 462 information and data, and related information regarding seller contributions, incentives or assistance, and third party gifts, 463 to appraisers researching comparable sales, market conditions and listings, upon inquiry; and (iv) distribute copies of this 464 Offer to the seller, or seller's agent, of another property that Seller intends on purchasing.

<sup>465</sup> **MAINTENANCE** Seller shall maintain the Property and all personal property included in the purchase price until the earlier <sup>466</sup> of closing or Buyer's occupancy, in materially the same condition it was in as of the date on line 1 of this Offer, except for <sup>467</sup> ordinary wear and tear and changes agreed upon by Parties.

468 **PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING** If, prior to closing, the Property is damaged in an 469 amount not more than five percent of the purchase price, other than normal wear and tear, Seller shall promptly notify Buyer 470 in writing, and will be obligated to restore the Property to materially the same condition it was in as of the date on line 1 of 471 this Offer. Seller shall provide Buyer with copies of all required permits and lien waivers for the lienable repairs no later than 472 closing. If the amount of damage exceeds five percent of the purchase price, Seller shall promptly notify Buyer in writing of 473 the damage and this Offer may be terminated at option of Buyer. Should Buyer elect to carry out this Offer despite such 474 damage, Buyer shall be entitled to the insurance proceeds, if any, relating to the damage to the Property, plus a credit 475 towards the purchase price equal to the amount of Seller's deductible on such policy, if any. However, if this sale is financed 476 by a land contract or a mortgage to Seller, any insurance proceeds shall be held in trust for the sole purpose of restoring

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477 the Property.

478 **PUYER'S PRE-CLOSING WALK THROUGH** Within three days prior to closing, at a reasonable time pro-approved by 470 Seller or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no 480 significant change in the condition of the Property, except for ordinary wear and tear and changes agreed upon by Parties, 481 and that any defects Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

482 OCCUPANCY Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in 483 this Offer at lines 548-570 or in an addendum attached per line 592 or lines 426-430 if the Property is leased. At time of 484 Buyer's occupancy. Property shall be in broom swept condition and free of all debris, refuse, and personal property except 485 for personal property belonging to current tenants, or sold to Buyer or left with Buyer's consent. Occupancy shall be given 486 subject to tenant's rights, if any.

487 **DEFAULT** Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and 488 conditions of this Offer. A material failure to perform any obligation under this Offer is a default that may subject the defaulting 489 party to liability for damages or other legal remedies.

490 If Buyer defaults, Seller may:

491 (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or

492 (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual
 493 damages.

494 If Seller defaults, Buyer may:

495 (1) sue for specific performance; or

496 (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

497 In addition, the Parties may seek any other remedies available in law or equity. The Parties understand that the availability 498 of any judicial remedy will depend upon the circumstances of the situation and the discretion of the courts. If either Party 499 defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above. 500 By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of law those disputes covered by the 501 arbitration agreement.

502 NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES 503 SHOULD READ THIS DOCUMENT CAREFULLY. THE FIRM AND ITS AGENTS MAY PROVIDE A GENERAL 504 EXPLANATION OF THE PROVISIONS OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR 505 OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT 506 CLOSING. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED.

507 **ENTIRE CONTRACT** This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller 508 regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds 509 and inures to the benefit of the Parties to this Offer and their successors in interest.

510 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons 511 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <u>http://www.doc.wi.gov</u> 512 or by telephone at (608) 240-5830.

513 **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA)** Section 1445 of the Internal Revenue Code (IRC) 514 provides that a transferee (Buyer) of a United States real property interest must pay or withhold as a tax up to 15% of the 515 total "Amount Realized" in the sale if the transferor (Seller) is a "Foreign Person" and no exception from FIRPTA withholding 516 applies. A "Foreign Person" is a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign 517 estate. The "Amount Realized" is the sum of the cash paid, the fair market value of other property transferred, and the 518 amount of any liability assumed by Buyer.

519 CAUTION: Under this law if Seller is a Foreign Person, and Buyer does not pay or withhold the tax amount, Buyer 520 may be held directly liable by the U.S. Internal Revenue Service for the unpaid tax and a tax lien may be placed 521 upon the Property.

522 Seller hereby represents that Seller is a non-Foreign Person, unless (1) Seller represents Seller is a Foreign Person in a 523 condition report incorporated in this Offer per lines 105-108, or (2) no later than 10 days after acceptance, Seller delivers 524 notice to Buyer that Seller is a Foreign Person, in which cases the provisions on lines 530-532 apply.

525 IF SELLER IS A NON-FOREIGN PERSON. Seller shall, no later than closing, execute and deliver to Buyer, or a qualified 526 substitute (attorney or title company as stated in IRC § 1445), a sworn certification under penalties of perjury of Seller's 527 non-foreign status in accordance with IRC § 1445. If Seller fails to timely deliver certification of Seller's non-foreign status, 528 Buyer shall: (1) withhold the amount required to be withheld pursuant to IRC § 1445; or, (2) declare Seller in default of this 529 Offer and proceed under lines 494-501.

530 IF SELLER IS A FOREIGN PERSON. If Seller has represented that Seller is a Foreign Person, Buyer shall withhold the 531 amount required to be withheld pursuant to IRC § 1445 at closing unless the Parties have amended this Offer regarding 532 amounts to be withheld, any withholding exemption to be applied, or other resolution of this provision.

533 COMPLIANCE WITH FIRPTA. Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument, 534 affidavit, or statement needed to comply with FIRPTA, including withholding forms. If withholding is required under IRC § 535 1445, and the net proceeds due Seller are not sufficient to satisfy the withholding required in this transaction, Seller shall Property Address: 3108 Hope Hollow Trail,

537 538	deliver to Buyer, at closing, the additional funds necessary to satisfy the applicable withholding requirement. Seller also shall pay to Buyer an amount not to exceed \$1,000 for actual costs associated with the filing and administration of forms, affidavits, and certificates necessary for FIRPTA withholding and any withholding agent fees. Any representations made by Seller with respect to FIRPTA shall survive the closing and delivery of the deed.
540	Firms, Agents, and Title Companies are not responsible for determining FIRPTA status or whether any FIRPTA exemption
541	applies. The Parties are advised to consult with their respective independent legal counsel and tax advisors regarding
	FIRPTA,
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	fees at closing. Payment made under this provision represents an economic adjustment only and does not create any
546	agency relationship between Buyer's Firm and Seller, and the Parties agree Buyer's Firm is a direct and intended third party
	beneficiary of this contract.
	ADDITIONAL PROVISIONS/CONTINGENCIES
549	ABBITIONAL PROVISIONS/CONTINUENCIES
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555	3) Seller shall have post closing occupancy through April 30, 2026 at no cost to Seller.
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571	DELIVERY OF DOCUMENTS AND WRITTEN NOTICES Unless otherwise stated in this Offer, delivery of documents and
572	written notices to a Party shall be effective only when accomplished by one of the authorized methods specified at lines
573	574-589.
574	(1) Personal: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at
575	line 576 or 577.
576	Name of Seller's recipient for delivery, if any: Brian Rogers
	Name of Buyer's recipient for delivery, if any: Sharene Smith, Dane County Real Estate Coordinator
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579	Seller: ()Buyer: ()
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581	commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's
582	address at line 585 or 586.
	(4) U.S. Mail: depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to the
584	Party, or to the Party's recipient for delivery, for delivery to the Party's address.
	Address for Seller: <u>3108 Hope Hollow Road</u> , McFarland, WI 53558
	Address for Buyer: 5201 Fen Oak Drive, Madison, WI 53718
	(5) Email: electronically transmitting the document or written notice to the email address.
	Email Address for Seller: br1100f@yaboo.com
	Email Address for Buyer: smith.sharene@danecounty.gov
590	PERSONAL DELIVERY/ACTUAL RECEIPT Personal delivery to, or Actual Receipt by, any named Buyer or Seller
	constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.
592	
593	This Offer was drafted by [Licensee and Firm] Sharene Smith/ County of Dane

	WIRE FRAUD WARNING! Wire Fraud is a real and serious risk. Never trust wiring instructions sent via email. Funds wired to a fraudulent account are often impossible to recover.
	Criminals are hacking emails and sending fake wiring instructions by impersonating a real estate agent, Firm, lender, title company, attorney or other source connected to your transaction. These communications are convincing and professional in appearance but are created to steal your money. The fake wiring instructions may even be mistakenly forwarded to you by a legitimate source.
	DO NOT initiate ANY wire transfer until you confirm wiring instructions IN PERSON or by YOU calling a verified number of the entity involved in the transfer of funds. Never use contact information provided by any suspicious communication.
	Real estate agents and Firms ARE NOT responsible for the transmission, forwarding, or verification of any wiring or money transfer instructions.
12/22/2024	Sharne Smith
12 23 20 24 Date A	Buyer's Signature A Print Name Here ) County of Dane By SHARENE SMITH, REAL ESTATE COORDINATER
Date 🛦	Buyer's Signature A Print Name Here ) County of Dane By HARENE SMITH, REAL ESTATE CORDINATER Buyer's Signature A Print Name Here )
	Buyer's Signature A Print Name Here ) LLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS M FER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO OPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES F PY OF THIS OFFER. BRIAN ROBERS
Date A Date A MADE IN THIS CONVEY THE RECEIPT OF A 2/26/202 Date A	Buyer's Signature A Print Name Here A Print Name
Date A Date A MADE IN THIS CONVEY THE RECEIPT OF A	Buyer's Signature A Print Name Here ) LLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS M FER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO OPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES F PY OF THIS OFFER. BRIAN ROBERS