

WB-11 RESIDENTIAL OFFER TO PURCHASE

1 LICENSEE DRAFTING THIS OFFER ON 6/30/11 [DATE] IS (AGENT OF BUYER) (AGENT OF SELLER/LISTING
2 BROKER) (AGENT OF BUYER AND SELLER) **[STRIKE ONES NOT APPLICABLE]**
3 **GENERAL PROVISIONS** The Buyer, Daniel Lochner + Ann Powers (h+w), offers
4 to purchase the Property known as [Street Address] 3231 South 122nd Street
5 in the City of West Allis
6 County of Milwaukee Wisconsin (Insert additional description, if any, at lines 165-172 or 438-444 or attach
7 as an addendum per line 436), on the following terms:

8 ■ PURCHASE PRICE: one hundred forty five thousand Dollars (\$ 145,000).
9
10 ■ EARNEST MONEY of \$ 0 accompanies this Offer and earnest money of \$ 1,000.00 will be
11 mailed, or commercially or personally delivered within 5 days of acceptance to listing broker or

12
13 ■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise provided below.
14 ■ INCLUDED IN PURCHASE PRICE: Seller is including in the Purchase Price the Property, all Fixtures on the Property on
15 the date of this Offer not excluded at lines 17-18, and the following additional items: All window treatments
16 presently in the house, all appliances presently in house, fireplace tools
17 ■ NOT INCLUDED IN PURCHASE PRICE: None

18
19 CAUTION: Identify Fixtures that are on the Property (see lines 185-195) to be excluded by Seller or which are rented
20 and will continue to be owned by the lessor.
21 NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are
22 included/excluded.

23 **ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but
24 identical copies of the Offer.

25 CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term
26 deadlines running from acceptance provide adequate time for both binding acceptance and performance.

27 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer
28 on or before August 15, 2011. Seller may keep the Property
29 on the market and accept secondary offers after binding acceptance of this Offer.

30 CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.
31 **OPTIONAL PROVISIONS** TERMS OF THIS OFFER THAT ARE PRECEDED BY AN OPEN BOX () ARE PART OF
32 THIS OFFER ONLY IF THE BOX IS MARKED SUCH AS WITH AN "X." THEY ARE NOT PART OF THIS OFFER IF
33 MARKED N/A OR ARE LEFT BLANK.

34 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and
35 written notices to a Party shall be effective only when accomplished by one of the methods specified at lines 36-55.

36 (1) **Personal Delivery**: giving the document or written notice personally to the Party, or the Party's recipient for delivery if
37 named at lines 50 or 53.

38 (2) **Commercial Delivery**: depositing the document or written notice fees prepaid or charged to an account with a
39 commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery if named at lines 50 or 53
40 for delivery to the Party's delivery address at lines 51 or 54.

41 (3) **Fax**: fax transmission of the document or written notice to the following telephone number:
42 Buyer: (914) 921-0881 Seller: (414) 223-1917

43 (4) **U.S. Mail**: depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the Party,
44 or to the Party's recipient for delivery if named at lines 50 or 53 for delivery to the Party's delivery address at lines
45 51 or 54.

46 (5) **E-Mail**: electronically transmitting the document or written notice to the party's e-mail address, if given below at lines
47 52 or 55. If this is a consumer transaction where the property being purchased is used primarily for personal, family or
48 household purposes, each consumer providing an e-mail address below has first consented electronically to the use of
49 electronic documents, e-mail delivery and electronic signatures in the transaction, as required by federal law.

50 Seller's recipient for delivery (optional): Gerald Baker

51 Delivery address for Seller (optional): 2711 West Wells Street, 3rd Floor, Milwaukee, WI 53208

52 E-Mail address for Seller (optional): gerald.baker@milwcnty.com

53 Buyer's recipient for delivery (optional): Cheryl Bennet - Coldwell Banker HSR

54 Delivery address for Buyer: 7801 S Howard #102 Oak Creek WI 53154

55 E-Mail address for Buyer (optional): CherylAnnBennet@aol.com

56 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller
57 constitutes Personal Delivery to, or Actual Receipt by all Buyers or Sellers.

58 **OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in this
 59 Offer at lines 165-172 or 438-444 or in an addendum attached per line 436. At time of Buyer's occupancy, Property shall be
 60 in broom swept condition and free of all debris and personal property except for personal property belonging to current
 61 tenants, or that sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if
 62 any.

63 **DEFINITIONS**

- 64 ■ **ACTUAL RECEIPT:** "Actual receipt" means that a Party, not the Party's recipient for delivery, if any, has the document or
 65 written notice physically in the Party's possession, regardless of the method of delivery.
- 66 ■ **CONDITIONS AFFECTING THE PROPERTY OR TRANSACTION:** "Conditions affecting the Property or transaction" are
 67 defined to include:
- 68 a. Defects in the roof.
 - 69 b. Defects in the electrical system.
 - 70 c. Defects in part of the plumbing system (including the water heater, water softener and swimming pool) that is included
 71 in the sale.
 - 72 d. Defects in the heating and air conditioning system (including the air filters and humidifiers).
 - 73 e. Defects in the well, including unsafe well water.
 - 74 f. Property is served by a joint well.
 - 75 g. Defects in the septic system or other sanitary disposal system.
 - 76 h. Underground or aboveground fuel storage tanks on or previously located on the property. (If "yes", the owner, by law,
 77 may have to register the tanks with the Department of Commerce at P.O. Box 7970, Madison, Wisconsin, 53707,
 78 whether the tanks are in use or not. Regulations of the Department of Commerce may require the closure or removal of
 79 unused tanks.)
 - 80 i. "LP" tank on the property (specify in the additional information whether the tank is owned or leased).
 - 81 j. Defects in the basement or foundation (including cracks, seepage and bulges).
 - 82 k. Property is located in a floodplain, wetland or shoreland zoning area.
 - 83 l. Defects in the structure of the Property.
 - 84 m. Defects in mechanical equipment included in the sale either as Fixtures or personal property.
 - 85 n. Boundary or lot line disputes, encroachments or encumbrances (including a joint driveway).
 - 86 o. Defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in
 87 paint, lead in soil, lead in water supplies or plumbing system, or other potentially hazardous or toxic substances on the
 88 Property. **NOTE: specific federal lead paint disclosure requirements must be complied with in the sale of most
 89 residential properties built before 1978.**
 - 90 p. Presence of asbestos or asbestos-containing materials on the Property.
 - 91 q. Defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic
 92 substances on neighboring properties.
 - 93 r. Current or previous animal, insect, termite, powder-post beetle or carpenter ant infestations.
 - 94 s. Defects in a wood burning stove or fireplace or of defects caused by a fire in a stove or fireplace or elsewhere on the
 95 Property.
 - 96 t. Remodeling affecting the Property's structure or mechanical systems or additions to Property during Seller's ownership
 97 without required permits.
 - 98 u. Federal, state, or local regulations requiring repairs, alterations or corrections of an existing condition.
 - 99 v. Notice of property tax increases, other than normal annual increases, or pending property reassessment.
 - 100 w. Remodeling that may increase Property's assessed value.
 - 101 x. Proposed or pending special assessments.
 - 102 y. Property is located within a special purpose district, such as a drainage district, that has the authority to impose
 103 assessments against the real property located within the district.
 - 104 z. Proposed construction of a public project that may affect the use of the Property.
 - 105 aa. Subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses,
 106 rights-of-way, easements or another use of a part of the Property by non-owners, other than recorded utility easements.
 - 107 bb. Structure on the Property is designated as an historic building or part of the Property is in an historic district.
 - 108 cc. Any land division involving the Property for which required state or local permits had not been obtained.
 - 109 dd. Violation of applicable state or local smoke detector laws; **NOTE: State law requires operating smoke detectors on
 110 all levels of all residential properties.**
 - 111 ee. High voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the
 112 Property.
 - 113 ff. Other defects affecting the Property.
 - 114 (Definitions Continued on page 4)

AP 02
September 7
August 31, 2011

115 **CLOSING** This transaction is to be closed no later than _____ at the place
116 selected by Seller, unless otherwise agreed by the Parties in writing.

117 **CLOSING PRORATIONS** The following items, if applicable, shall be prorated at closing, based upon date of closing
118 values: real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owner's association
119 assessments, fuel and NONE

120 **CAUTION: Provide basis for fuel prorations if date of closing value will not be used.**
121 Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing. Net
122 general real estate taxes (defined as general property taxes after state tax credits and lottery credits are deducted) shall be
123 prorated at closing based on [CHECK BOX FOR APPLICABLE PRORATION FORMULA]:

124 The net general real estate taxes for the preceding year, or the current year if available (NOTE: THIS CHOICE
125 APPLIES IF NO BOX IS CHECKED)

126 Current assessment times current mill rate (current means as of the date of closing)

127 Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior
128 year, or current year if known, multiplied by current mill rate (current means as of the date of closing)

129 **Tax exempt for current year, no proration needed**

130 **CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be**
131 **substantially different than the amount used for proration especially in transactions involving new construction,**
132 **extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local**
133 **assessor regarding possible tax changes.**

134 Buyer and Seller agree to re-prorate the real estate taxes, within 30 days after the actual tax bill is received for the
135 year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer and Seller agree this is a post-closing
136 obligation and is the responsibility of the Parties to complete, not the responsibility of the real estate brokers in this
137 transaction.

138 **LEASED PROPERTY** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights
139 under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the
140 (written) (oral) **STRIKE ONE** lease(s), if any, are no leases
141 _____ . Insert additional terms, if any, at lines 165-172 or 438-444 or attach as an addendum per line 436.

142 **RENTAL WEATHERIZATION** This transaction (is) (~~is not~~) **STRIKE ONE** exempt from State of Wisconsin Rental
143 Weatherization Standards (Wis. Admin. Code Ch. Comm 67). (Buyer) (Seller) **STRIKE ONE** ("Buyer" if neither is stricken)
144 will be responsible for compliance, including all costs, with applicable Rental Weatherization Standards (Wis. Admin. Code
145 Ch. Comm 67). If Seller is responsible for compliance, Seller shall provide a Certificate of Compliance at closing.

146 **REAL ESTATE CONDITION REPORT** Wisconsin law requires owners of property which includes 1-4 dwelling units to
147 provide Buyers with a Real Estate Condition Report. Excluded from this requirement are sales of property that has never
148 been inhabited, sales exempt from the real estate transfer fee, and sales by certain court-appointed fiduciaries, (for
149 example, personal representatives who have never occupied the Property). The form of the Report is found in Wis. Stat. §
150 709.03. The law provides: "§ 709.02 Disclosure . . . the owner of the property shall furnish, not later than 10 days after
151 acceptance of the contract of sale . . . to the prospective Buyer of the property a completed copy of the report . . . A
152 prospective Buyer who does not receive a report within the 10 days may, within 2 business days after the end of that 10 day
153 period, rescind the contract of sale . . . by delivering a written notice of rescission to the owner or the owner's agent." Buyer
154 may also have certain rescission rights if a Real Estate Condition Report disclosing defects is furnished before expiration of
155 the 10 days, but after the Offer is submitted to Seller. Buyer should review the report form or consult with an attorney for
156 additional information regarding rescission rights.

157 **PROPERTY CONDITION REPRESENTATIONS** Seller represents to Buyer that as of the date of acceptance Seller has no
158 notice or knowledge of conditions affecting the Property or transaction (lines 66-113) other than those identified in Seller's
159 Real Estate Condition Report dated _____ report exempt, which was received by Buyer prior to Buyer
160 signing this Offer and which is made a part of this Offer by reference **COMPLETE DATE OR STRIKE AS APPLICABLE** and
161 Buyer relies on inspections made by themselves, their agents, contractors, and/or
162 representatives and purchases the subject property in its "as is" condition. Seller makes
163 no warranties nor guarantees as to the condition of the subject property, mechanicals, nor
164 appliances. **INSERT CONDITIONS NOT ALREADY INCLUDED IN THE CONDITION REPORT**

165 **ADDITIONAL PROVISIONS/CONTINGENCIES** Acceptance of this offer and sale of the subject
166 property is subject to the approval of the Milwaukee County Board of Supervisors and the
167 County Executive.
168 Buyer(s) is/are responsible for obtaining environmental testing, if they desire, at
169 Buyer's cost and Buyer(s) shall not hold Seller liable for any environmental contamination
170 found on property.

171
172

173 **DEFINITIONS CONTINUED FROM PAGE 2**

174 ■ **DEADLINES:** "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by
 175 excluding the day the event occurred and by counting subsequent calendar days. The deadline expires at midnight on the
 176 last day. Deadlines expressed as a specific number of "business days" exclude Saturdays, Sundays, any legal public
 177 holiday under Wisconsin or Federal law, and other day designated by the President such that the postal service does not
 178 receive registered mail or make regular deliveries on that day. Deadlines expressed as a specific number of "hours" from
 179 the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by counting 24
 180 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific event, such
 181 as closing, expire at midnight of that day.

182 ■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the property; that would
 183 significantly impair the health or safety of future occupants of the property; or that if not repaired, removed or replaced would
 184 significantly shorten or adversely affect the expected normal life of the premises.

185 ■ **FIXTURE:** A "Fixture" is an item of property which is physically attached to or so closely associated with land or
 186 improvements so as to be treated as part of the real estate, including, without limitation, physically attached items not easily
 187 removable without damage to the premises, items specifically adapted to the premises and items customarily treated as
 188 fixtures, including, but not limited to, all: garden bulbs; plants; shrubs and trees; screen and storm doors and windows;
 189 electric lighting fixtures; window shades; curtain and traverse rods; blinds and shutters; central heating and cooling units and
 190 attached equipment; water heaters and treatment systems; sump pumps; attached or fitted floor coverings; awnings;
 191 attached antennas; garage door openers and remote controls; installed security systems; central vacuum systems and
 192 accessories; in-ground sprinkler systems and component parts; built-in appliances; ceiling fans; fences; storage buildings on
 193 permanent foundations and docks/piers on permanent foundations.

194 **CAUTION: Exclude any Fixtures to be retained by Seller or which are rented (e.g., water softener or other water**
 195 **conditioning systems, home entertainment and satellite dish components, L.P. tanks, etc.) on lines 17-18.**

196 ■ **PROPERTY:** Unless otherwise stated, "Property" means the real estate described at lines 4-6.

197 **PROPERTY DIMENSIONS AND SURVEYS** Buyer acknowledges that any land, building or room dimensions, or total
 198 acreage or building square footage figures, provided to Buyer by Seller or by a broker, may be approximate because of
 199 rounding or other reasons, unless verified by survey or other means. Buyer also acknowledges that there are various
 200 formulas used to calculate total square footage of buildings and that total square footage figures will vary dependent upon
 201 the formula used.

202 **CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, land, building or**
 203 **room dimensions, if material.**

204 **BUYER'S PRE-CLOSING WALK-THROUGH** Within 3 days prior to closing, at a reasonable time pre-approved by Seller
 205 or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no significant
 206 change in the condition of the Property, except for ordinary wear and tear and changes approved by Buyer, and that any
 207 defects Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

208 **PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING** Seller shall maintain the Property until the earlier of
 209 closing or occupancy of Buyer in materially the same condition as of the date of acceptance of this Offer, except for ordinary
 210 wear and tear. If, prior to closing, the Property is damaged in an amount of not more than five percent (5%) of the selling
 211 price, Seller shall be obligated to repair the Property and restore it to the same condition that it was on the day of this Offer.
 212 No later than closing, Seller shall provide Buyer with lien waivers for all repairs and restoration. If the damage shall exceed
 213 such sum, Seller shall promptly notify Buyer in writing of the damage and this Offer may be canceled at option of Buyer.
 214 Should Buyer elect to carry out this Offer despite such damage, Buyer shall be entitled to the insurance proceeds, if any,
 215 relating to the damage to the Property, plus a credit towards the purchase price equal to the amount of Seller's deductible
 216 on such policy, if any. However, if this sale is financed by a land contract or a mortgage to Seller, any insurance proceeds
 217 shall be held in trust for the sole purpose of restoring the Property.

Property Address: 3231 South 122nd Street, West Allis, WI

IF LINE 219 IS NOT MARKED OR IS MARKED N/A LINES 259-265 APPLY.

218

219 **FINANCING CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written conventional
220 **[INSERT LOAN PROGRAM OR SOURCE]** first mortgage loan commitment as described below, within 30 days of
221 acceptance of this Offer. The financing selected shall be in an amount of not less than \$ 116,000 for a term
222 of not less than 30 years, amortized over not less than 30 years. Initial monthly payments of principal and interest
223 shall not exceed \$ 622.71. Monthly payments may also include 1/12th of the estimated net annual real estate taxes,
224 hazard insurance premiums, and private mortgage insurance premiums. The mortgage may not include a prepayment
225 premium. Buyer agrees to pay discount points and/or loan origination fee in an amount not to exceed 0 % of the loan.
226 If the purchase price under this Offer is modified, the financed amount, unless otherwise provided, shall be adjusted to the
227 same percentage of the purchase price as in this contingency and the monthly payments shall be adjusted as necessary to
228 maintain the term and amortization stated above.

229 **CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 230 or 231.**

230 **FIXED RATE FINANCING:** The annual rate of interest shall not exceed 5.0 %.

231 **ADJUSTABLE RATE FINANCING:** The initial annual interest rate shall not exceed _____ % . The initial interest
232 rate shall be fixed for _____ months, at which time the interest rate may be increased not more than _____ % per
233 year. The maximum interest rate during the mortgage term shall not exceed _____ % . Monthly payments of principal
234 and interest may be adjusted to reflect interest changes.

235 If Buyer is using multiple loan sources or obtaining a construction loan or land contract financing, describe at lines
236 165-172 or 438-444 or in an addendum attached per line 436.

237 **BUYER'S LOAN COMMITMENT:** Buyer agrees to pay all customary loan and closing costs, to promptly apply for a
238 mortgage loan, and to provide evidence of application promptly upon request of Seller. If Buyer qualifies for the loan
239 described in this Offer or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of the written loan
240 commitment no later than the deadline at line 220. **Buyer and Seller agree that delivery of a copy of any written loan**
241 **commitment to Seller (even if subject to conditions) shall satisfy Buyer's financing contingency if, after review of**
242 **the loan commitment, Buyer has directed, in writing, delivery of the loan commitment. Buyer's written direction shall**
243 **accompany the loan commitment. Delivery shall not satisfy this contingency if accompanied by a notice of**
244 **unacceptability.**

245 **CAUTION: The delivered commitment may contain conditions Buyer must yet satisfy to obligate the lender to**
246 **provide the loan. BUYER, BUYER'S LENDER AND AGENTS OF BUYER OR SELLER SHALL NOT DELIVER A LOAN**
247 **COMMITMENT TO SELLER OR SELLER'S AGENT WITHOUT BUYER'S PRIOR WRITTEN APPROVAL OR UNLESS**
248 **ACCOMPANIED BY A NOTICE OF UNACCEPTABILITY.**

249 **SELLER TERMINATION RIGHTS:** If Buyer does not make timely delivery of said commitment; Seller may terminate this
250 Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written loan
251 commitment.

252 **FINANCING UNAVAILABILITY:** If financing is not available on the terms stated in this Offer (and Buyer has not already
253 delivered an acceptable loan commitment for other financing to Seller), Buyer shall promptly deliver written notice to Seller of
254 same including copies of lender(s)' rejection letter(s) or other evidence of unavailability. Unless a specific loan source is
255 named in this Offer, Seller shall then have 10 days to deliver to Buyer written notice of Seller's decision to finance this
256 transaction on the same terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for
257 closing extended accordingly. If Seller's notice is not timely given, this Offer shall be null and void. Buyer authorizes Seller to
258 obtain any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing.

259 **IF THIS OFFER IS NOT CONTINGENT ON FINANCING:** Buyer shall provide Seller within 7 days of acceptance written
260 evidence from a financial institution or a third party in control of the funds, that Buyer shall have the required funds available
261 at closing. If Buyer does not provide written evidence, Seller has the right to terminate this Offer by delivering written notice to
262 Buyer. Buyer may or may not obtain mortgage financing but does not need the protection of a financing contingency. Seller
263 agrees to allow Buyer's appraiser access to the Property for purposes of an appraisal. Buyer understands and agrees that
264 this Offer is not subject to the appraisal meeting any particular value, unless this Offer is subject to an appraisal contingency,
265 nor does the right of access for an appraisal constitute a financing contingency.

266 **N/A APPRAISAL CONTINGENCY:** This Offer is contingent upon the Buyer or a lender of Buyer's choice having the Property
267 appraised by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated subsequent to the
268 date of this Offer indicating an appraised value for the Property equal to or greater than the agreed upon purchase price. This
269 contingency shall be deemed satisfied unless Buyer, within _____ days of acceptance, delivers to Seller, and to listing
270 broker if Property is listed, a copy of the appraisal report which indicates that the appraised value is not equal to or greater
271 than the agreed upon purchase price. If the appraisal report does not indicate an appraised value for the Property equal to or
272 greater than the agreed upon purchase price, Buyer may terminate this Offer upon written notice to Seller.

273 **CAUTION: An appraisal ordered by Buyer's lender may not be received until shortly before closing. Consider**
274 **whether deadlines provide adequate time for performance.**

DISTRIBUTION OF INFORMATION

Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the transaction as defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession data to multiple listing service sold databases; and (iii) provide active listing, pending sale, closed sale and financing concession information and data, and related information regarding seller contributions, incentives or assistance, and third party gifts, to appraisers researching comparable sales, market conditions and listings, upon inquiry.

DEFAULT

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

If Buyer defaults, Seller may:

- (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or
- (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual damages.

If Seller defaults, Buyer may:

- (1) sue for specific performance; or
- (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

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

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

ENTIRE CONTRACT

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

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by telephone at (608) 240-5830.

Property Address: 3231 South 122nd Street, West Allis, WI

307 **N/A** **CLOSING OF BUYER'S PROPERTY CONTINGENCY:** This Offer is contingent upon the closing of the sale of Buyer's
308 property located at _____, no later than _____. If Seller accepts
309 a bona fide secondary offer, Seller may give written notice to Buyer of acceptance. If Buyer does not deliver to Seller a
310 written waiver of the Closing of Buyer's Property Contingency and _____

311
312 **[INSERT OTHER REQUIREMENTS, IF ANY (e.g., PAYMENT OF ADDITIONAL EARNEST MONEY, WAIVER OF ALL**
313 **CONTINGENCIES, OR PROVIDING EVIDENCE OF SALE OR BRIDGE LOAN, etc.)]** within _____ hours of Buyer's Actual
314 Receipt of said notice, this Offer shall be null and void.

315 **N/A** **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon delivery
316 of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer notice
317 prior to any deadline, nor is any particular secondary buyer given the right to be made primary ahead of other secondary
318 buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to delivery of
319 Seller's notice that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than _____ days after acceptance
320 of this Offer. All other Offer deadlines which are run from acceptance shall run from the time this offer becomes primary.

321 **TIME IS OF THE ESSENCE** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3)
322 occupancy; (4) date of closing; (5) contingency deadlines **STRIKE AS APPLICABLE** and all other dates and deadlines in
323 this Offer except: **NONE**

324 _____ . If "Time is of the Essence" applies to a date or
325 _____ . If "Time is of the Essence" does not apply
326 deadline, failure to perform by the exact date or deadline is a breach of contract. If "Time is of the Essence" does not apply
327 to a date or deadline, then performance within a reasonable time of the date or deadline is allowed before a breach occurs.

328 **TITLE EVIDENCE**
329 **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed
330 (or other conveyance as provided herein) free and clear of all liens and encumbrances, except: municipal and zoning
331 ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services,
332 recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in
333 Seller's Real Estate Condition Report and in this Offer, general taxes levied in the year of closing and **NONE**

334 _____
335 _____
336 _____
337 which constitutes merchantable title for purposes of this transaction. Seller shall complete and execute the documents
338 necessary to record the conveyance at Seller's cost and pay the Wisconsin Real Estate Transfer Fee.

339 **WARNING: Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements**
340 **may prohibit certain improvements or uses and therefore should be reviewed, particularly if Buyer contemplates**
341 **making improvements to Property or a use other than the current use.**

342 **TITLE EVIDENCE:** Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of the
343 purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall pay all
344 costs of providing title evidence to Buyer. Buyer shall pay all costs of providing title evidence required by Buyer's
345 lender.

346 **GAP ENDORSEMENT:** Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's)
347 **STRIKE ONE** ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded
348 after the effective date of the title insurance commitment and before the deed is recorded, provided the title company will
349 issue the endorsement. If a gap endorsement or equivalent gap coverage is not available, Buyer may give written notice that
350 title is not acceptable for closing (see lines 356-362).

351 **PROVISION OF MERCHANTABLE TITLE:** For purposes of closing, title evidence shall be acceptable if the required title
352 insurance commitment is delivered to Buyer's attorney or Buyer not less than 5 business days before closing, showing title
353 to the Property as of a date no more than 15 days before delivery of such title evidence to be merchantable per lines 329-
354 337, subject only to liens which will be paid out of the proceeds of closing and standard title insurance requirements and
355 exceptions, as appropriate.

356 **TITLE NOT ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of
357 objections to title by the time set for closing. In such event, Seller shall have a reasonable time, but not exceeding 15 days,
358 to remove the objections, and the time for closing shall be extended as necessary for this purpose. In the event that Seller is
359 unable to remove said objections, Buyer shall have 5 days from receipt of notice thereof, to deliver written notice waiving the
360 objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, this Offer shall be
361 null and void. Providing title evidence acceptable for closing does not extinguish Seller's obligations to give
362 merchantable title to Buyer.

363 ■ **SPECIAL ASSESSMENTS/OTHER EXPENSES:** Special assessments, if any, levied or for work actually commenced
 364 prior to date of this Offer shall be paid by Seller no later than closing. All other special assessments shall be paid by
 365 Buyer.

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

372 **EARNEST MONEY**

373 ■ **HELD BY:** Unless otherwise agreed, earnest money shall be paid to and held in the trust account of the listing broker
 374 (Buyer's agent if Property is not listed or Seller's account if no broker is involved), until applied to purchase price or
 375 otherwise disbursed as provided in the Offer.

376 **CAUTION: Should persons other than a broker hold earnest money, an escrow agreement should be drafted by the**
 377 **Parties or an attorney. If someone other than Buyer makes payment of earnest money, consider a special**
 378 **disbursement agreement.**

379 ■ **DISBURSEMENT:** If negotiations do not result in an accepted offer, the earnest money shall be promptly disbursed (after
 380 clearance from payor's depository institution if earnest money is paid by check) to the person(s) who paid the earnest
 381 money. At closing, earnest money shall be disbursed according to the closing statement. If this Offer does not close, the
 382 earnest money shall be disbursed according to a written disbursement agreement signed by all Parties to this Offer. If said
 383 disbursement agreement has not been delivered to broker within 60 days after the date set for closing, broker may disburse
 384 the earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller;
 385 (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; or
 386 (4) any other disbursement required or allowed by law. Broker may retain legal services to direct disbursement per (1) or to
 387 file an interpleader action per (2) and broker may deduct from the earnest money any costs and reasonable attorneys fees,
 388 not to exceed \$250, prior to disbursement.

389 ■ **LEGAL RIGHTS/ACTION:** Broker's disbursement of earnest money does not determine the legal rights of the Parties in
 390 relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by broker. At least 30 days prior
 391 to disbursement per (1) or (4) above, broker shall send Buyer and Seller notice of the disbursement by certified mail. If
 392 Buyer or Seller disagree with broker's proposed disbursement, a lawsuit may be filed to obtain a court order regarding
 393 disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of residential
 394 property with 1-4 dwelling units and certain other earnest money disputes. Buyer and Seller should consider consulting
 395 attorneys regarding their legal rights under this Offer in case of a dispute. Both Parties agree to hold the broker harmless
 396 from any liability for good faith disbursement of earnest money in accordance with this Offer or applicable Department of
 397 Regulation and Licensing regulations concerning earnest money. See Wis. Adm. Code Ch. RL 18.

398 **INSPECTIONS AND TESTING** Buyer may only conduct inspections or tests if specific contingencies are included as a part
 399 of this offer. An "inspection" is defined as an observation of the Property which does not include testing of the Property,
 400 other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel source, which are
 401 hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or building materials
 402 from the Property and the laboratory or other analysis of these materials. Seller agrees to allow Buyer's inspectors, testers
 403 and appraisers reasonable access to the Property upon advance notice, if necessary to satisfy the contingencies in this
 404 Offer. Buyer and licensees may be present at all inspections and testing. Except as otherwise provided, Seller's
 405 authorization for inspections does not authorize Buyer to conduct testing of the Property. NOTE: Any contingency
 406 authorizing testing should specify the areas of the Property to be tested, the purpose of the test, (e.g., to determine if
 407 environmental contamination is present), any limitations on Buyer's testing and any other material terms of the contingency.
 408 Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed
 409 unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to
 410 Seller, and to listing broker if Property is listed. Seller acknowledges that certain inspections or tests may detect
 411 environmental pollution which may be required to be reported to the Wisconsin Department of Natural
 412 Resources.

413 **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 398-412). This
414 Offer is contingent upon a Wisconsin registered home inspector performing a home inspection of the Property which
415 discloses no Defects. This Offer is further contingent upon a qualified independent inspector or independent qualified third
416 party performing an inspection of entire premises and any additional inspections recommended
417 by primary home inspector. (list any Property component(s) to be separately inspected,
418 e.g., swimming pool, roof, foundation, chimney, etc.) which discloses no Defects. Buyer shall order the inspection(s) and be
419 responsible for all costs of inspection(s). Buyer may have follow-up inspections recommended in a written report resulting
420 from an authorized inspection performed provided they occur prior to the deadline specified at line 423.

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

423 This contingency shall be deemed satisfied unless Buyer, within 10 days of acceptance, delivers to Seller, and to listing
424 broker if Property is listed, a copy of the written inspection report(s) and a written notice listing the Defect(s) identified in
425 those report(s) to which Buyer objects (Notice of Defects).

426 **CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.**
427 For the purposes of this contingency, Defects (see lines 182-184) do not include structural, mechanical or other conditions
428 the nature and extent of which Buyer had actual knowledge or written notice before signing this Offer.

429 **RIGHT TO CURE:** Seller (shall)(shall not) STRIKE ONE have a right to cure the Defects. (Seller shall have a right to cure
430 if no choice is indicated.) If Seller has right to cure, Seller may satisfy this contingency by: (1) delivering written notice to
431 Buyer within 10 days of Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects, (2) curing the
432 Defects in a good and workmanlike manner and (3) delivering to Buyer a written report detailing the work done within 3 days
433 prior to closing. This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written
434 inspection report(s) and: (1) Seller does not have a right to cure or (2) Seller has a right to cure but: (a) Seller delivers
435 written notice that Seller will not cure or (b) Seller does not timely deliver the written notice of election to cure.

436 **ADDENDA:** The attached Lead Base Paint & Add. A are made part of this Offer.

437 **ADDITIONAL PROVISIONS/CONTINGENCIES**

438 _____
439 _____
440 _____
441 _____
442 _____
443 _____
444 _____

445 This Offer was drafted on June 30, 2011 [date] by [Licensee and Firm] Coldwell Banker HSR

446 (x) Daniel Lochner Daniel Lochner 6-30-11
447 Buyer's Signature ▲ Print Name Here ▶ Date ▲

448 (x) Ann Powers Ann Powers 6-30-11
449 Buyer's Signature ▲ Print Name Here ▶ Date ▲

450 **EARNEST MONEY RECEIPT** Broker acknowledges receipt of earnest money as per line 10 of the above Offer.

451 _____ Broker (By) _____

452 **SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS**
453 **OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE**
454 **PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A**
455 **COPY OF THIS OFFER.**

456 (x) _____ Date ▲
457 Seller's Signature ▲ Print Name Here ▶ Craig Dillmann Manager R.E.

458 (x) _____ Date ▲
459 Seller's Signature ▲ Print Name Here ▶

460 This Offer was presented to Seller by [Licensee and Firm] _____ on
461 _____ at _____ a.m./p.m.

462 This Offer is rejected _____ This Offer is countered [See attached counter] _____
463 Seller Initials ▲ Date ▲ Seller Initials ▲ Date ▲

ADDENDUM A TO OFFER TO PURCHASE

1 This Addendum is made part of the Offer to Purchase dated 6/30/11 ("Offer") made by Daniel Lochner +
2 Ann Powers ("Buyer") with respect to the Property at
3 323 S. 122nd St, West Allis, Wisconsin (Property).

4 OPTIONAL PROVISIONS: THE PROVISIONS ON LINES 6 - 38 AND LINES 185 - 198 ARE PART OF THIS ADDENDUM IF MARKED,
5 SUCH AS WITH AN "X." THEY ARE NOT PART IF MARKED N/A OR ARE LEFT BLANK (EXCEPT AS PROVIDED AT LINES 74-76).

6 N/A TESTING CONTINGENCY: Broker recommends that Buyer have the Property tested for all conditions that Buyer considers material to
7 the transaction. This Offer is contingent upon Buyer obtaining a current written report from a qualified independent expert documenting the
8 results of the following tests which shall be done pursuant to applicable industry/government testing protocols (Note: insert tests to be performed,
9 e.g., asbestos, mold, lead-based paint, radon, or other substances or conditions which may affect the health of occupants or the value or
10 structure of the Property):

11 _____ within _____ days (15 days if left blank) of
12 acceptance, at (Buyer's)(Seller's) STRIKE ONE expense (Buyer if neither is struck). Seller (shall)(shall not) STRIKE ONE have the
13 right to cure. (Seller shall have a right to cure if no choice is indicated.) See right to cure lines 39-50.

14 N/A WELL WATER CONTINGENCY: If there is an active well serving the Property this Offer is contingent upon Buyer receiving, no later
15 than _____ days (15 if left blank) before closing, a report dated no earlier than 30 days before the date set for closing from a state-approved or
16 other qualified lab which indicates that the well(s) is/are supplying water which is within the levels established by federal or state laws regulating
17 public water systems for safe human consumption for the following substances: bacteria (of the Coliform group) and _____

18 _____ (Note: if desired insert other
19 substances which may affect the safety of drinking water such as: nitrates, lead, etc.) (Buyer) (Seller) STRIKE ONE (Seller if neither is
20 struck) shall be responsible for obtaining the report(s), including all costs, and agrees to promptly provide copies of all reports received to the
21 other Party and listing and selling broker(s), if any. All water samples used for testing shall be taken by a licensed plumber or other independent,
22 qualified person. Seller (shall)(shall not) STRIKE ONE have the right to cure. (Seller shall have a right to cure if no choice is indicated.)
23 See lines 39-50 regarding right to cure. (See DNR Web site: http://www.dnr.state.wi.us/org/water/dwg/priweltp.htm for testing guidelines).

24 N/A WELL SYSTEM INSPECTION CONTINGENCY: If the Property is served by an active well(s) other than a community well (see lines
25 51-55 regarding shared well agreements; see lines 77-79 regarding abandoned wells) this Offer is contingent upon Buyer receiving no later
26 than _____ days (15 if left blank) before closing a report(s) dated no earlier than 30 days before the date set for closing from a licensed pump
27 installer or a licensed well driller competent to inspect well systems, which indicates that the well(s) and pressure system(s) conform to the
28 code in effect at the time they were installed and are not disapproved for current use. (Buyer) (Seller) STRIKE ONE (Seller if neither is
29 struck) shall be responsible for obtaining the report(s), including all costs. Seller (shall)(shall not) STRIKE ONE have the right to cure.
30 (Seller shall have a right to cure if no choice is indicated.) See lines 39-50 regarding right to cure.

31 N/A PRIVATE SANITARY SYSTEM INSPECTION CONTINGENCY: If the Property is served by a private sanitary system this Offer is
32 contingent upon Buyer receiving no later than _____ days before closing (15 if left blank) a report dated no earlier than _____ days before the date
33 set for closing (30 if left blank) from a county sanitarian, licensed master plumber, licensed master plumber-restricted sewer, licensed plumber
34 designer, registered engineer, certified POWTS inspector, certified septage operator or a certified soils tester, which indicates that the private
35 sanitary system is not disapproved for current use. (Buyer) (Seller) STRIKE ONE (Seller if neither is struck) shall be responsible for obtaining
36 the report, including all costs other than pumping costs. The private sanitary system is to be pumped at time of inspection at Seller's expense.
37 Seller (shall)(shall not) STRIKE ONE have the right to cure. (Seller shall have a right to cure if no choice is indicated.) See lines 39-50.

38 RIGHT TO CURE REGARDING CONTINGENCIES AT LINES 6, 14, 25 & 32
39 Each contingency selected above (testing, well water, well system or private sanitary system) shall be deemed satisfied unless Buyer, within
40 five days of the earlier of: 1) Buyer's receipt of the applicable testing, water, well or sanitary system reports(s) or 2) the deadline for delivery of
41 said report(s), delivers to Seller, and listing broker if Property is listed, a copy of the report(s) and a written notice identifying the defect(s) to
42 which Buyer objects. If Seller was granted the right to cure in a contingency above Seller may satisfy the contingency by (1) delivering a written
43 notice to Buyer within 10 days of Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects; (2) curing the Defects in a
44 good and workmanlike manner and (3) delivering to Buyer a written report detailing the work done within three days prior to closing. This Offer
45 shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and: (1) Seller does not have the
46 right to cure; or (2) Seller has a right to cure but: a) Seller delivers written notice that Seller will not cure or b) Seller does not timely deliver the
47 written notice of election to cure. For the purposes of this contingency, Defect is defined per the offer to purchase. Cures of defects in private
48 sanitary systems may be accomplished only by repairing the current private sanitary system or by replacing the current private sanitary system
49 with the same type of system which meets the applicable standard stated above, unless otherwise agreed to in writing.

50 SHARED WELL AGREEMENT: If the well providing drinking water to the Property is a private shared well Seller shall, at Seller's expense,
51 provide Buyer with a copy of a shared well agreement which provides standards for operation, maintenance and use of the shared well for
52 residential purposes no later than fifteen (15) days before closing. Unless this sentence is struck the agreement shall provide for the prorata
53 cost sharing for all parcels included in the agreement. If the agreement has not already been recorded, it shall be provided in recordable form,
54 with recording fees to be Seller's expense at closing.

55 CODE COMPLIANCE/OCCUPANCY: Seller shall provide to Buyer, prior to closing, any Certificate of Code Compliance (does NOT include
56 rental Certificate of Exterior Code Compliance) or Occupancy Permit as may be required by the municipality. Seller agrees to complete:
57 CHECK A OR B (If neither is checked B is deemed checked)

58 A. All work orders required to obtain the above Certificate of Code Compliance or Occupancy Permit.
59 N/A B. The total of all work orders not to exceed \$ _____ (\$400 if left blank). Buyer shall pay the balance of the
60

61 costs of the work orders unless the Buyer delivers written notice to Seller of Buyer's refusal within 7 days of Seller's delivery of the
62 work orders to Buyer. Within three days after receipt of the Buyer's written notice, Seller may deliver written notice to Buyer of
63 Seller's election to declare the Offer null and void. If Seller does not timely deliver said notice to Buyer, Seller shall pay the balance
64 of the total costs of the work orders. NOTE: In six designated zones the City of Milwaukee requires Sellers to obtain a code compliance
65 certificate for all residential units. *Regardless of the municipality in which the Property is located Buyer and Seller agree to contact*
66 *local municipal officials regarding their obligations under applicable code compliance/registration ordinances.*

67 ■ **RENTAL PROPERTY ORDINANCES:** The City of Milwaukee requires that buyers of 1 and 2 family non-owner occupied dwellings obtain
68 a Certificate of Exterior Code Compliance. The City of Milwaukee requires buyers and sellers of residential rental properties (including owner
69 occupied dwellings in some areas) to notify the Building Inspector of a change of ownership within 15 days of a closing. Buyer must file
70 a Property Recording Application and pay a fee to the City. Seller must file a Seller Notification Form or provide notice by telephone at
71 (414) 286-8569. Penalties exist for non-compliance.

72 ■ **CITY LETTERS:** No later than closing, Seller shall provide Buyer written verification of paid real property taxes, contemplated and/or
73 outstanding special assessments and balances due for municipal utilities.

74 ■ **INCLUSION OF OPTIONAL PROVISIONS:** For optional provisions in the Offer (and any addenda) which require a box to be checked which
75 have not been marked n/a or struck in their entirety, if any blank within any part of the optional provision has been filled in (by handwriting or
76 by typing), then it shall be as if the appropriate box was also checked thus including said optional provision within the Offer.

77 ■ **ABANDONED WELLS:** If there is an abandoned well on the Property, Seller shall, prior to closing, close the well at Seller's expense and
78 provide Buyer with documentation of closure in compliance with applicable codes or provide Buyer with documentation evidencing that the
79 well has been previously closed in compliance with the applicable codes in effect at the time of closure.

80 ■ **AREA CONDITIONS:** Properties are affected by existing and proposed conditions and services in the area surrounding the property.
81 Existing and future residential, recreational, commercial and/or industrial development, road and/or freeway construction, sewer or water
82 or other public utility construction, area wide reassessments and/or airport expansion may affect the Property. Buyer is aware that properties
83 near airports, highways, industrial developments, farms, etc. may be affected by noise or odors. Buyer is aware that major public works
84 projects such as sewer construction or water treatment facility development have been reported in the media and may increase future real
85 estate taxes and/or sewer use fees. Buyer acknowledges that if material to Buyer's decision to purchase Buyer has reviewed Seller's and
86 brokers' representations regarding known conditions and has become familiar with the area surrounding the Property and has investigated
87 future proposed developments, consulted with local municipal officials, including the assessor's office as needed and is satisfied with
88 current and proposed area conditions.

89 ■ **INSPECTIONS, TESTS, APPRAISALS, AND OPINIONS:** Real estate agents may furnish a list of independent inspectors/testers to the
90 Parties. Unless provided in writing no representations have been made as to the competency of the inspectors/testers. The Party designated
91 as responsible for obtaining an inspection/test shall be solely responsible for determining the qualifications of the inspector/tester. In the
92 event any inspection or test is ordered on behalf of the Parties by a broker in the transaction, the Parties agree to hold the broker harmless
93 for any damages or liability resulting from the inspection or test, other than that caused by the broker's negligence or intentional wrongdoing.
94 Buyer may receive copies of certain inspection, test, appraisal or other reports prepared for other persons. Buyer should carefully review
95 these reports to determine the age of the report, the purpose for which they were prepared, and the standards of practice followed by the
96 individual preparing the report. **It is recommended that Buyer have the Property inspected by a professional inspector or other**
97 **qualified independent inspector.**

98 ■ **PROPERTY CONDITIONS:** Parties are aware that news media and other public information sources indicate that asbestos, mold, lead-
99 based paint, lead in drinking water, radium, radon gas and other toxic substances and chemicals within a structure or in soils or water supplies
100 can cause serious health hazards. Unless otherwise disclosed in writing, Seller represents that to the best of Seller's knowledge the Property
101 does not contain asbestos, lead-based paint, or unhealthy concentrations of mold, radon gas, lead, radium or other toxic or harmful substances
102 or chemicals. A number of communities report that elevated levels of radium may be present in the municipal water supply. Buyer agrees to
103 obtain expert independent third party inspections and tests to determine if any material property conditions/defects exist on the Property.
104 **Buyer must include contingencies in this Offer for any inspections or tests which Buyer shall have performed.** Past flooding, water
105 leakage or excessive dampness may result in excessive mold growth which may present health risks. If there is any information or evidence
106 of excessive moisture in the Property, Buyer is encouraged to consult with the appropriate mold experts and to inspect and test the Property
107 for unsafe mold levels. Buyer acknowledges that Buyer has made such independent inquiries as Buyer deemed necessary concerning any
108 factors material to the Property or the transaction. Buyer acknowledges that in purchasing this Property the Buyer has relied on Buyer's
109 independent inspection and analysis of the Property and upon the statements, disclosures and representations contained in this Offer, in any
110 Seller's disclosure report, and in any other written statements provided to Buyer. Buyer further acknowledges that neither Seller nor any real
111 estate agents involved in this transaction have made any representations concerning the Property or the transaction other than those stated
112 in this Offer, incorporated into this Offer by reference, or otherwise provided to the Buyer in writing, nor has any real estate agent made any
113 statement purporting to be based on personal knowledge unless the same is specifically set forth in this Offer, incorporated into this Offer by
114 reference, or otherwise provided to the Buyer in writing. Buyer agrees that Buyer has not requested Seller nor has any real estate agent offered
115 to verify the accuracy of any of Seller's or other third party's statements, disclosures and representations contained in this Offer unless the
116 request is specifically set forth in this Offer.

117 ■ **UNDERGROUND STORAGE TANKS AND BASEMENT FUEL OIL TANKS:** If Seller has notice or knowledge of an underground storage
118 tank or basement or above ground fuel tank on the Property, or if one is discovered prior to closing, Seller shall, prior to closing, deliver to Buyer
119 written confirmation that the tank, related components and procedures relating to upgrading and/or closure are in full compliance with

120 all federal, state and local regulations. Seller's written confirmation shall include a copy of any applicable contractor's closure report and
121 any required Wisconsin Department of Commerce ("DCOMM") registration. It is Buyer's sole responsibility to re-register in his or her
122 name any underground storage tanks remaining in use upon the Property after close of sale and to comply with applicable DCOMM
123 operating requirements (Contact DCOMM at 414-371-5670). **NOTE: REMOVAL OF MOST RESIDENTIAL BASEMENT FUEL OIL TANKS IS NOT**
124 **REQUIRED UNDER STATE LAW.**

125 ■ **SURVEY:** Unless a current survey has been provided to Buyer, the location and size of easements, improvements, lot lines and possible
126 encroachments have not been verified and broker recommends that Buyer investigate these items by obtaining a current survey.

127 ■ **FLOOD PLAINS/WETLANDS:** Buyer is aware that the flood plain and wetland maps referred to in the Offer lack detail, are difficult to
128 interpret, and may not be accurate. Buyer is encouraged to personally examine such maps or consult with appropriate government officials
129 to verify their accuracy or applicability, if such information is material to Buyer's decision to purchase.

130 ■ **ZONING AND BUILDING RESTRICTIONS, COMPREHENSIVE PLANS AND NON-CONFORMING PROPERTY:** Municipal zoning and
131 building restrictions affect the use of the Property, and comprehensive plans may affect the future use or value of the Property by
132 influencing future development in the municipality. Buyer is informed that many properties are considered legal non-conforming properties
133 which no longer conform to current zoning due to changing building regulations, restrictions, and lot size requirements. This may affect
134 Buyer's ability to build, rebuild, remodel, replace, enlarge or use an existing structure (consider special hazard insurance if Property is
135 considered legal non-conforming). If this Property is damaged in an amount of 50% or more of the assessed value, the governing
136 community may restrict or prohibit the reconstruction without a zoning or use variance. Buyer is encouraged to contact the appropriate
137 municipal authorities regarding existing zoning and building restrictions and possible comprehensive plans, if these issues are material
138 to Buyer's decision to purchase. Buyer is encouraged to take necessary steps to obtain an endorsement to or modification of Buyer's
139 homeowner's insurance for protection.

140 ■ **SANITARY DISTRICT SEWER CONSTRUCTION:** Buyer is informed that the Property may be located within an established sanitary
141 district. Buyer may be subject to taxes, special assessments or other charges for sewer planning or construction, user fees and related
142 costs. Buyer is encouraged to contact officials of the sanitary district to inquire about such costs.

143 ■ **ACTUAL RECEIPT DEFINITION:** "Actual receipt" of a notice shall occur on the earlier of (1) at the time the notice is personally delivered
144 to the Party (NOTE: Delivery may be made by either listing or selling broker); (2) at 5:00 p.m. on the day the Party signs for delivery of the
145 notice by (a) certified mail, return receipt requested or by (b) commercial delivery service which receives the signature of Party on delivery;
146 or (3) at any other time the Party acknowledges in writing that they have received the notice.

147 ■ **INSURANCE PROVISIONS:**

148 **Building Materials/Insurability:** News Media and other public information indicate that certain building materials, such as synthetic stucco
149 and wood composite exterior house siding, have been associated with moisture/mold related problems. The presence of these materials
150 may affect the health of occupants, the life expectancy of the building and the insurability of the Property. The claims history of the Property
151 and the condition of the Property may increase homeowner's insurance premiums or make the Property uninsurable (other than the
152 Wisconsin Insurance Plan). Seller agrees to provide representatives of Buyer's insurance company access to the Property for inspection
153 purposes at reasonable times upon reasonable notice. Buyer's credit history, insurability rating, lifestyle (e.g. large dogs), etc. may also
154 increase Buyer's homeowner's insurance premiums or prevent the Buyer from obtaining homeowner's insurance (other than the Wisconsin
155 Insurance Plan). Buyer agrees to address these issues with an insurance expert and Buyer's lender and to apply for insurance coverage
156 promptly to ensure that insurance coverage is available at the time of closing. The Parties acknowledge that real estate licensees are not
157 experts with respect to construction techniques, building materials or homeowner's insurance and the parties agree to consult and rely on
158 the opinions of appropriate experts.

159 **ELECTRIC SERVICE:** Buyer and Seller are aware that if a property has tube or aluminum wiring or if a property's electrical service
160 uses fuses or is less than 100 amps, lenders and homeowners insurance companies may require that the service be upgraded
161 to no less than a 100 amp circuit breaker service and may require that any tube or aluminum wiring be replaced with wiring
162 consistent with current code.

163 ■ **FINANCING ISSUES:**

164 **Financing Contingency — Additional Terms:** The financing contingency in the Offer includes the following terms:

165 **A.** Within ten (10) days of acceptance Buyer shall obtain written confirmation from a financial institution that Buyer has applied for financing,
166 paid the required fees for processing such application and is preapproved for financing. Said preapproval shall not be contingent upon
167 income or credit verification and shall not be considered a commitment satisfying the financing contingency in the Offer. Seller may, no earlier
168 than ten (10) days after acceptance, deliver a written request for copies of said confirmation and preapproval. Buyer shall deliver written
169 evidence of said confirmation and preapproval no later than five (5) days after Seller's delivery of the written request or Seller may, at
170 Seller's option declare this Offer to be null and void.

171 **B.** Buyer agrees to pay any and all costs of obtaining financing, including the cost of closing the mortgage transaction. There may be
172 additional cost for the first year premium for private mortgage insurance and for property/casualty and extended coverage insurance. Flood
173 insurance, if required, may be in addition to the stated monthly payment.

174 **C.** A loan commitment is defined as a commitment from a financial institution authorized to do business in the State of Wisconsin by the
175 Wisconsin Department of Financial Institutions which does not include a condition requiring the sale of other property unless the Offer is
176 contingent on the closing of other property.

Property Address: 3231 S. 122nd St, West Allis

177 D. Buyer acknowledges Buyer's obligation to have the total purchase price including mortgage loan proceeds available at the time of closing.

178 Buyer is advised to determine when Buyer's loan proceeds will be funded to ensure that the funds will be available at the time of closing.

179 **WAIVER OF FINANCING CONTINGENCY:** If Buyer waives the financing contingency and, within _____ day(s) of the delivery of the
180 notice of the waiver of financing contingency, delivers written evidence of adequate funds sufficient to close the transaction, as required by
181 lines 259-265, WB11, Seller agrees to waive Seller's rights under the financing contingency.

182 **Federal VA and FHA Mortgage:** If this Offer is contingent upon Buyer obtaining a FHA or Federal VA loan, it is also contingent upon the
183 Parties executing an FHA or Federal VA amendment to the contract which shall give Buyer the right to terminate the Offer if the Property fails
184 to appraise for the purchase price. Seller also agrees to pay lender at time of closing, a tax service fee not to exceed \$100.00.

185 N/A **Federal VA Mortgage: (Buyer)(Seller)** **STRIKE ONE** (Seller if neither is struck) agrees to pay the entire funding fee not to exceed
186 _____% (0% if not filled in) of the mortgage amount. NOTE: Funding fee may not be divided between the parties. Buyer agrees to pay all
187 other costs of securing financing.

188 N/A **State VA Mortgage: (Buyer)(Seller)** **STRIKE ONE** (Seller if neither is struck) agrees to pay the loan origination fee not to exceed
189 _____% (0% if not filled in) of the mortgage amount. Buyer agrees to pay all other costs of securing financing.

190 N/A **Seller's Contribution:** Seller shall give Buyer a loan cost credit at closing in the amount of \$ _____ (Zero if left blank)
191 to assist Buyer in purchasing the Property. This is exclusive of any loan fees indicated on the offer to purchase.

192 **NOTE: Buyer has been informed of the availability of a limited home warranty plan.**

193 N/A **HOME WARRANTY PROGRAM:** A limited home warranty plan shall be included, effective on the date of closing, and shall be for a
194 term of one year provided that the Property qualifies for the warranty plan. The cost of the home warranty shall not exceed \$ _____.

195 The cost of the warranty will be paid by the (Seller)(Buyer) **STRIKE ONE** (Seller if neither is struck) at closing. The warranty plan will be
196 ordered by the (listing)(selling) **STRIKE ONE** broker (listing broker if neither is struck). Buyer is advised that a home inspection may detect
197 preexisting conditions which may not be covered under the warranty plan.

198 N/A **ASSOCIATION FEE:** Buyer acknowledges the (monthly, quarterly, annual) **STRIKE TWO** association fee of \$ _____ (\$0 if blank).

199 **ADDENDA:** The following contingencies and provisions are included in this Offer as an addendum only if there is an "x" in the box in front
200 of the "Addendum Topic." The text of the addendum will be found in the addendum which is made a part of this Offer.

201	Addendum Topic	Label	Addendum Topic	Label
202	<input checked="" type="checkbox"/> LEAD BASED PAINT	<u>S</u>	<input type="checkbox"/>	_____
203	<input type="checkbox"/> OCCUPANCY	_____	<input type="checkbox"/>	_____
204	<input type="checkbox"/> RENTAL PROPERTY	_____	<input type="checkbox"/>	_____

205 **ADDITIONAL CONTINGENCY:** This Offer is Contingent upon N/A

206 _____ on or before _____ . In the event _____

207 _____

208 Buyer may, at Buyer's option, terminate this Offer by written notice delivered to Seller within three (3) days after the above stated date. Should

209 Buyer fail to so notify Seller, Buyer shall be deemed to have waived this contingency.

210 **ADDITIONAL PROVISIONS:** N/A

211 _____

212 _____

213 _____

214 _____

215 _____

216 _____

217 _____

218 _____

219 _____

220 _____

221 _____

222 _____

223 **CONFLICTING PROVISIONS:** Should any provision of this Addendum be in conflict with any provision of the Offer to Purchase or any other
224 addenda to this Offer to Purchase, the provisions of this Addendum shall prevail.

225 **READING/ACKNOWLEDGMENT:** By initialing below, each Party acknowledges receipt of a copy of this Addendum and that he
226 or she has read all four pages carefully and all of the Offer, addenda and any other documents incorporated into the Offer. Seller's
227 initials shall not constitute the acceptance or other disposition of the Offer.

228 **ADDENDUM PROVISIONS:** Buyer and Seller are advised that this Addendum contains provisions which are not appropriate in all
229 transactions. No representation is made as to the legality, appropriateness or adequacy of any provision in a specific transaction. Buyer and
230 Seller are encouraged to consult with their own legal counsel regarding the provisions of this Addendum.

231 (X) DP 6/30/11 (X) AP 6/30/11 (X) _____ (X) _____
232 Buyer's Initials ▲ Date ▲ Buyer's Initials ▲ Date ▲ Seller's Initials ▲ Date ▲ Seller's Initials ▲ Date ▲

**OFFER ADDENDUM S - LEAD BASED PAINT
DISCLOSURES AND ACKNOWLEDGMENTS**

1 ■ **LEAD WARNING STATEMENT:** Every purchaser of any interest in residential real property on which a
2 residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from
3 lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in
4 young children may produce permanent neurological damage, including learning disabilities, reduced
5 intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular
6 risk to pregnant women. The seller of any interest in residential real property is required to provide the
7 buyer with any information on lead-based paint hazards from risk assessments or inspections in the
8 seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or
9 inspection for possible lead-based paint hazards is recommended prior to purchase.

10 Disclosures and Acknowledgments made with respect to the Property at 3231 South 122nd Street, West Allis
11 _____, Wisconsin.

12 ■ **SELLER DISCLOSURE AND CERTIFICATION.** **Note: See Seller Obligations at lines 27 - 54 and 55 - 112.**

13 (1) **SELLER DISCLOSURES:** (a) Seller hereby represents that Seller has no knowledge of any lead-based paint or
14 lead-based paint hazards (collectively referred to as LBP) present in or on the Property except: NONE

15 _____
16 *(Explain the information known to Seller, including any additional information available about the basis for the determination
17 that LBP exists in or on the Property, the location of any LBP, and the condition of painted surfaces, or indicate "none.")*

18 (b) Seller hereby confirms that Seller has provided the Buyer with the following records and reports which comprise all
19 of the reports and records available to Seller pertaining to lead-based paint or lead-based paint hazards (LBP) in or on the Property:

20 NONE
21 _____ *(Identify the LBP record(s) and report(s) (e.g. LBP abatements,
22 inspections, reductions, risk assessments, etc., as defined at lines 89 - 107) provided to Buyer, or indicate "none available.")*

23 (2) **SELLER CERTIFICATION:** The undersigned Seller has reviewed the information above and certifies, to the best of their
24 knowledge, that the information provided by them is true and accurate.

25 (X) _____ (Date) ▲
26 (ALL Sellers' signatures) ▲ Print Names Here ▶ Craig Dillmann Manager R.E. ,

27 **Seller Obligations under the Federal Lead-Based Paint Disclosure Rules**
28 (Based upon 40 CFR Chapter 1, Part 745, Subpart F, §§745.103, 745.107, 745.110, 745.113 & 745.115; and 24 CFR subtitle A,
29 Part 35, Subpart H, §§35.86, 35.88, 35.90, 35.92 & 35.94, which all are collectively referred to in this Addendum as Federal LBP Law.)
30 **DISCLOSURE REQUIREMENTS FOR SELLERS.** (a) The following activities shall be completed before the Buyer is obligated
31 under any contract to purchase target housing that is not otherwise an exempt transaction pursuant to Federal Law. Nothing in this
32 section implies a positive obligation on the Seller to conduct any risk assessment and/or inspection or any reduction activities.

33 (1) Provide LBP Pamphlet to Buyer. The Seller shall provide the Buyer with an EPA-approved lead hazard information
34 pamphlet. Such pamphlets include the EPA document entitled *Protect Your Family From Lead In Your Home* (EPA
35 #747-K-99-001) or an equivalent pamphlet that has been approved for use in this state by EPA.

36 (2) Disclosure of Known LBP to Buyer. The Seller shall disclose to the Buyer the presence of any known lead-based
37 paint and/or lead-based paint hazards in the target housing being sold. The Seller shall also disclose any additional
38 information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the
39 determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or lead-based
40 paint hazards, and the condition of painted surfaces (chipping, cracked, peeling).

41 (3) Disclosure of Known LBP & LBP Records to Agent. The Seller shall disclose to each agent the presence of any
42 known lead-based paint and/or lead-based paint hazards in the target housing being sold and the existence of any available
43 records or reports pertaining to lead-based paint and/or lead-based paint hazards. The Seller shall also disclose any
44 additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis
45 for the determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or
46 lead-based paint hazards, and the condition of the painted surfaces (chipping, cracked, peeling).

47 (4) Provision of Available LBP Records & Reports to Buyer. The Seller shall provide the Buyer with any records or reports
48 available (see line 88) to the Seller pertaining to lead-based paint and/or lead-based paint hazards in the target housing being sold.
49 This requirement includes records or reports regarding common areas. This requirement also includes records or reports
50 regarding other residential dwellings in multifamily target housing, provided that such information is part of a risk assessment and/or
51 inspection or a reduction of lead-based paint and/or lead-based paint hazards in the target housing as a whole.

52 (b) Disclosure Prior to Acceptance of Offer. If any of the disclosure activities identified in lines 30-51 occurs after the Buyer
53 has provided an offer to purchase the housing, the Seller shall complete the required disclosure activities prior to accepting
54 the Buyer's offer and allow the Buyer an opportunity to review the information and possibly amend the offer.

55 ■ **CERTIFICATION AND ACKNOWLEDGMENT OF LBP DISCLOSURE.** (a) Seller requirements. Each contract to sell target
 56 housing shall include an attachment or addendum containing the following elements, in the language of the contract (e.g., English,
 57 Spanish):

58 (1) Lead Warning Statement. A Lead Warning Statement consisting of the following language:

59 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified
 60 that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead
 61 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,
 62 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to
 63 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on
 64 lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the buyer of any known
 65 lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to
 66 purchase.

67 (2) Disclosure of Known LBP & LBP Information Re: the Property. A statement by the Seller disclosing the presence of
 68 known lead-based paint and/or lead-based paint hazards in the target housing being sold or indicating no knowledge of the
 69 presence of lead-based paint and/or lead-based paint hazards. The Seller shall also provide any additional information
 70 available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination
 71 that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint
 72 hazards, and the condition of the painted surfaces (chipping, cracked, peeling, dust, etc.).

73 (3) List of Available LBP Records & Reports Provided to Buyer. A list of any records or reports available to the Seller
 74 pertaining to lead-based paint and/or lead-based paint hazards in the housing that have been provided to the Buyer. If no
 75 such records or reports are available, the Seller shall so indicate.

76 (4) Buyer Acknowledgment of Receipt of Disclosures, Records & Pamphlet. A statement by the Buyer affirming receipt
 77 of the information set out in lines 67 - 75 and a lead hazard information pamphlet approved by EPA.

78 (5) Buyer Acknowledgment of Receipt of Opportunity for LBP Inspection. A statement by the Buyer that he or she has either:
 79 (i) received the opportunity to conduct the risk assessment or inspection required per lines 123 - 127; or (ii) waived the opportunity.

80 (6) Agent Certification. When one or more real estate agents are involved in the transaction to sell target housing,
 81 a statement from each agent that: (i) The agent has informed the Seller of the Seller's obligations under
 82 Federal LBP Law; and (ii) the agent is aware of his or her duty to ensure compliance with Federal LBP Law. Agents ensure
 83 compliance by informing Seller of his or her obligations and by making sure that the Seller or the agent personally completes
 84 the required activities. Buyer's agents paid solely by Buyer are exempt.

85 (7) Signatures. The signatures of all Sellers and Buyers, and all agents subject to Federal LBP Law (see lines 80 - 84)
 86 certifying to the accuracy of their statements to the best of their knowledge, along with the dates of the signatures.

87 ■ **DEFINITIONS:**

88 Available means in the possession of or reasonably obtainable by the Seller at the time of the disclosure.

89 Abatement means the permanent elimination of lead-based paint and/or lead-based paint hazards by methods such as
 90 removing, replacing, encapsulating, containing, sealing or enclosing lead-based paint with special materials, in conformance
 91 with any applicable legal requirements.

92 Buyer means one or more individuals or entities who enter into a contract to purchase an interest in target housing (**referred
 93 to in the singular whether one or more**).

94 Inspection means: (1) a surface-by-surface investigation to determine the presence of lead-based paint, and (2) the provision
 95 of a report explaining the results of the investigation.

96 Lead-based paint means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square
 97 centimeter or 0.5 percent by weight.

98 Lead-based paint hazard means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated
 99 soil, or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces
 100 that would result in adverse human health effects as established by the appropriate Federal agency.

101 Reduction means designed to reduce or eliminate human exposure to lead-based paint hazards through interim controls,
 102 abatement, etc.

103 Risk assessment means an on-site investigation to determine and report the presence of lead-based paint, and to evaluate
 104 and report the extent, nature, severity, and location of lead-based paint hazards in residential dwellings, including: (1)
 105 information gathering regarding the age and history of the housing and occupancy by children under 6; (2) visual inspection;
 106 (3) limited wipe sampling or other environmental sampling techniques; (4) other activity as may be appropriate; and (5)
 107 provision of a report explaining the results of the investigation.

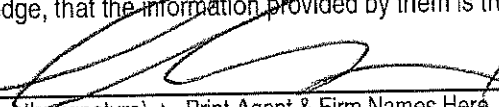
108 Seller means one or more individuals or entities who transfer, in return for consideration, (1) legal title to target housing, in
 109 whole or in part; (2) shares in a cooperatively owned project; or (3) an interest in a leasehold (**referred to in the singular
 110 whether one or more**).

111 Target housing means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless
 112 any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling.

113 ■ **AGENT(S) ACKNOWLEDGMENT AND CERTIFICATION.**

114 (1) **ACKNOWLEDGMENT:** All agent(s) in this transaction subject to Federal LBP Law (see lines 80 - 84) hereby
115 acknowledge that: (1) the Seller was informed of his or her obligations under the Federal LBP Law (see lines 27 - 54 and 55 -
116 112); and (2) they are aware of their duty to ensure compliance with the requirements of Federal LBP Law.

117 (2) **CERTIFICATION:** The undersigned agents have reviewed the information above and certify, to the best of their
118 knowledge, that the information provided by them is true and accurate.

119 (X)  Cheryl Bennett, Coldwell Banker 6-30-11 (Date) ▲
120 (Agent's signature) ▲ Print Agent & Firm Names Here ▶

121 (X) _____ (Date) ▲
122 (Agent's signature) ▲ Print Agent & Firm Names Here ▶

123 ■ **BUYER'S OPPORTUNITY TO CONDUCT AN EVALUATION (LBP Inspection Contingency).** (a) Before a Buyer is
124 obligated under any contract to purchase target housing, the Seller shall permit the Buyer a 10-day period (unless the parties
125 mutually agree, in writing, upon a different period of time) to conduct a risk assessment or inspection for the presence of
126 lead-based paint and/or lead-based paint hazards. (b) Notwithstanding lines 123 - 126, a Buyer may waive the opportunity
127 to conduct the risk assessment or inspection by so indicating in writing.

128 ■ **BUYER INSPECTION CONTINGENCY, ACKNOWLEDGMENT AND CERTIFICATION.**

129 (1) **LEAD-BASED PAINT INSPECTION CONTINGENCY:** [Buyer to check one box at lines 131, 147 or 148. If no box is
130 checked, Buyer is deemed to have elected a 10-day contingency per lines 131 - 146.]

131 **LEAD-BASED PAINT INSPECTION CONTINGENCY:** This Offer is contingent upon a federal or state certified lead
132 inspector or lead risk assessor conducting an inspection or risk assessment of the Property, at Buyer's cost, which discloses
133 no lead-based paint and/or lead-based paint hazards (see lines 96 - 100) (collectively referred to as LBP). This contingency
134 shall be deemed satisfied, and Buyer will have elected to take the Property "as is" with respect to LBP, unless Buyer, within
135 _____ days of acceptance, delivers to Seller a copy of the inspector's or risk assessor's written report and a written notice
136 listing the LBP identified in the report to which the Buyer objects. Buyer agrees to concurrently deliver a copy of the report
137 and notice to the listing broker, if any. A proposed amendment will not satisfy this notice requirement.

138 **RIGHT TO CURE:** Seller (shall)(shall not) STRIKE ONE have a right to cure [if neither struck, Seller shall have the right to
139 cure]. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering, within 10 days of receipt of Buyer's
140 notice, written notice of Seller's election to abate the LBP identified by the Buyer; and (2) providing Buyer, no later than 3 days
141 prior to closing, with certification from a certified lead supervisor or project designer, or other certified lead contractor that
142 the identified LBP has been abated. This Offer shall be null and void if Buyer makes timely delivery of the above notice and
143 report and: (1) Seller does not have a right to cure or (2) Seller has a right to cure but: a) Seller delivers notice that Seller will
144 not cure or b) Seller does not timely deliver the notice of election to cure. "Abate" shall mean to permanently eliminate the
145 identified LBP by methods such as removing, replacing, encapsulating, containing, sealing or enclosing the identified LBP,
146 in conformance with the requirements of all applicable law.

147 Buyer elects the LBP contingency Buyer has attached to this Addendum S.
148 Buyer waives the opportunity for a LBP inspection or assessment.

149 (2) **BUYER ACKNOWLEDGMENT:** Buyer hereby acknowledges and certifies that Buyer has: (a) received the Seller's
150 above-listed disclosures, reports and records concerning any known LBP in or on the Property (see lines 12 - 22); (b) received
151 a lead hazard information pamphlet approved by the EPA; and (c) received the opportunity to conduct a LBP risk assessment
152 or inspection of the Property or has waived the opportunity (see lines 131 - 148 above).

153 (3) **BUYER CERTIFICATION:** The undersigned Buyer has reviewed the information above and certifies, to the best of their
154 knowledge, that the information provided by them is true and accurate.

155 (X) Daniel Lochner Ann Powers 6-30-11 (Date) ▲
156 (ALL Buyers' signatures) ▲ Print Names Here ▶ Daniel Lochner Ann Powers
157

WB-11 RESIDENTIAL OFFER TO PURCHASE

1 LICENSEE DRAFTING THIS OFFER ON 7-6-11 [DATE] IS (AGENT OF BUYER) (AGENT OF SELLER/LISTING
2 BROKER) (AGENT OF BUYER AND SELLER) **STRIKE ONES NOT APPLICABLE** Kenneth Poniewaz offers

3 **GENERAL PROVISIONS** The Buyer, Courtney Swartz, of West Allis offers
4 to purchase the Property known as [Street Address] 3231 South 122nd Street
5 in the West Allis City of West Allis
6 County of Milwaukee Wisconsin (Insert additional description, if any, at lines 165-172 or 438-444 or attach
7 as an addendum per line 436), on the following terms:

8 PURCHASE PRICE: one hundred thirty eight thousand Dollars (\$ 138,000).

9 EARNEST MONEY of \$ 1000 accompanies this Offer and earnest money of \$ _____ will be
10 mailed, or commercially or personally delivered within _____ days of acceptance to listing broker or _____

11 THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise provided below.

12 INCLUDED IN PURCHASE PRICE: Seller is including in the Purchase Price the Property, all Fixtures on the Property on
13 the date of this Offer not excluded at lines 17-18, and the following additional items: All window treatments
14 presently in the house, all appliances presently in house, fireplace tools

15 NOT INCLUDED IN PURCHASE PRICE: None

16 **CAUTION:** Identify Fixtures that are on the Property (see lines 185-195) to be excluded by Seller or which are rented
17 and will continue to be owned by the lessor.

18 **NOTE:** The terms of this Offer, not the listing contract or marketing materials, determine what items are
19 included/excluded.

20 **ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but
21 identical copies of the Offer.

22 **CAUTION:** Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term
23 deadlines running from acceptance provide adequate time for both binding acceptance and performance.

24 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer
25 on or before August 15, 2011. Seller may keep the Property
26 on the market and accept secondary offers after binding acceptance of this Offer.

27 **CAUTION:** This Offer may be withdrawn prior to delivery of the accepted Offer.

28 **OPTIONAL PROVISIONS** TERMS OF THIS OFFER THAT ARE PRECEDED BY AN OPEN BOX () ARE PART OF
29 THIS OFFER ONLY IF THE BOX IS MARKED SUCH AS WITH AN "X." THEY ARE NOT PART OF THIS OFFER IF
30 MARKED N/A OR ARE LEFT BLANK.

31 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and
32 written notices to a Party shall be effective only when accomplished by one of the methods specified at lines 36-55.

33 (1) **Personal Delivery:** giving the document or written notice personally to the Party, or the Party's recipient for delivery if
34 named at lines 50 or 53.

35 (2) **Commercial Delivery:** depositing the document or written notice fees prepaid or charged to an account with a
36 commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery if named at lines 50 or 53
37 for delivery to the Party's delivery address at lines 51 or 54.

38 (3) **Fax:** fax transmission of the document or written notice to the following telephone number:
39 Buyer: (414) 278-4876 Seller: (414) 223-1917

40 (4) **U.S. Mail:** depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the Party,
41 or to the Party's recipient for delivery if named at lines 50 or 53 for delivery to the Party's delivery address at lines
42 51 or 54.

43 (5) **E-Mail:** electronically transmitting the document or written notice to the party's e-mail address, if given below at lines
44 52 or 55. If this is a consumer transaction where the property being purchased is used primarily for personal, family or
45 household purposes, each consumer providing an e-mail address below has first consented electronically to the use of
46 electronic documents, e-mail delivery and electronic signatures in the transaction, as required by federal law.

47 Seller's recipient for delivery (optional): Gerald Baker
48 Delivery address for Seller: 2711 West Wells Street, 3rd Floor, Milwaukee, WI 53208

49 E-Mail address for Seller (optional): _____
50 Buyer's recipient for delivery (optional): Jennifer Butler
51 Delivery address for Buyer: 5215 W. 12th St # 137, Delafield, WI 53018

52 E-Mail address for Buyer (optional): jbutler2011@aol.com

53 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller
54 constitutes Personal Delivery to, or Actual Receipt by, all Buyers or Sellers.

50 **OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in this
 59 Offer at lines 165-172 or 438-444 or in an addendum attached per line 436. At time of Buyer's occupancy, Property shall be
 60 in broom swept condition and free of all debris and personal property except for personal property belonging to current
 61 tenants, or that sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if
 62 any.

63 **DEFINITIONS**

- 64 ■ **ACTUAL RECEIPT:** "Actual receipt" means that a Party, not the Party's recipient for delivery, if any, has the document or
 65 written notice physically in the Party's possession, regardless of the method of delivery.
- 66 ■ **CONDITIONS AFFECTING THE PROPERTY OR TRANSACTION:** "Conditions affecting the Property or transaction" are
 67 defined to include:
- 68 a. Defects in the roof.
 - 69 b. Defects in the electrical system.
 - 70 c. Defects in part of the plumbing system (including the water heater, water softener and swimming pool) that is included
 71 in the sale.
 - 72 d. Defects in the heating and air conditioning system (including the air filters and humidifiers).
 - 73 e. Defects in the well, including unsafe well water.
 - 74 f. Property is served by a joint well.
 - 75 g. Defects in the septic system or other sanitary disposal system.
 - 76 h. Underground or aboveground fuel storage tanks on or previously located on the property. (If "yes", the owner, by law,
 77 may have to register the tanks with the Department of Commerce at P.O. Box 7970, Madison, Wisconsin, 53707,
 78 whether the tanks are in use or not. Regulations of the Department of Commerce may require the closure or removal of
 79 unused tanks.)
 - 80 i. "LP" tank on the property (specify in the additional information whether the tank is owned or leased).
 - 81 j. Defects in the basement or foundation (including cracks, seepage and bulges).
 - 82 k. Property is located in a floodplain, wetland or shoreland zoning area.
 - 83 l. Defects in the structure of the Property.
 - 84 m. Defects in mechanical equipment included in the sale either as Fixtures or personal property.
 - 85 n. Boundary or lot line disputes, encroachments or encumbrances (including a joint driveway).
 - 86 o. Defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in
 87 paint, lead in soil, lead in water supplies or plumbing system, or other potentially hazardous or toxic substances on the
 88 Property. **NOTE: specific federal lead paint disclosure requirements must be complied with in the sale of most
 89 residential properties built before 1978.**
 - 90 p. Presence of asbestos or asbestos-containing materials on the Property.
 - 91 q. Defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic
 92 substances on neighboring properties.
 - 93 r. Current or previous animal, insect, termite, powder-post beetle or carpenter ant infestations.
 - 94 s. Defects in a wood burning stove or fireplace or of defects caused by a fire in a stove or fireplace or elsewhere on the
 95 Property.
 - 96 t. Remodeling affecting the Property's structure or mechanical systems or additions to Property during Seller's ownership
 97 without required permits.
 - 98 u. Federal, state, or local regulations requiring repairs, alterations or corrections of an existing condition.
 - 99 v. Notice of property tax increases, other than normal annual increases, or pending property reassessment.
 - 100 w. Remodeling that may increase Property's assessed value.
 - 101 x. Proposed or pending special assessments.
 - 102 y. Property is located within a special purpose district, such as a drainage district, that has the authority to impose
 103 assessments against the real property located within the district.
 - 104 z. Proposed construction of a public project that may affect the use of the Property.
 - 105 aa. Subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses,
 106 rights-of-way, easements or another use of a part of the Property by non-owners, other than recorded utility easements.
 - 107 bb. Structure on the Property is designated as an historic building or part of the Property is in an historic district.
 - 108 cc. Any land division involving the Property for which required state or local permits had not been obtained.
 - 109 dd. Violation of applicable state or local smoke detector laws; **NOTE: State law requires operating smoke detectors on
 110 all levels of all residential properties.**
 - 111 oo. High voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the
 112 Property.
 - 113 ff. Other defects affecting the Property.
- 114 (Definitions Continued on page 4)

30 DAYS after acceptance

115 **CLOSING** This transaction is to be closed no later than 30 DAYS after acceptance, 2011 at the place
116 selected by Seller, unless otherwise agreed by the Parties in writing.

117 **CLOSING PRORATIONS** The following items, if applicable, shall be prorated at closing, based upon date of closing
118 values: real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owner's association
119 assessments, fuel and NONE

120 **CAUTION: Provide basis for fuel prorations if date of closing value will not be used.**
121 Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing. Net
122 general real estate taxes (defined as general property taxes after state tax credits and lottery credits are deducted) shall be
123 prorated at closing based on [CHECK BOX FOR APPLICABLE PRORATION FORMULA]:

- 124 The net general real estate taxes for the preceding year, or the current year if available (NOTE: THIS CHOICE
- 125 APPLIES IF NO BOX IS CHECKED)
- 126 Current assessment times current mill rate (current means as of the date of closing)
- 127 Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior
- 128 year, or current year if known, multiplied by current mill rate (current means as of the date of closing)
- 129 Tax exempt for current year, no proration needed

130 **CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be**
131 **substantially different than the amount used for proration especially in transactions involving new construction,**
132 **extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local**
133 **assessor regarding possible tax changes.**

134 Buyer and Seller agree to re-prorate the real estate taxes, within 30 days after the actual tax bill is received for the
135 year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer and Seller agree this is a post-closing
136 obligation and is the responsibility of the Parties to complete, not the responsibility of the real estate brokers in this
137 transaction.

138 **LEASED PROPERTY** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights
139 under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the
140 (written) (oral) **STRIKE ONE** lease(s), if any, are no leases
141 . Insert additional terms, if any, at lines 165-172 or 438-444 or attach as an addendum per line 436.

142 **RENTAL WEATHERIZATION** This transaction (is) (is not) **STRIKE ONE** exempt from State of Wisconsin Rental
143 Weatherization Standards (Wis. Admin. Code Ch. Comm 67). (Buyer) (Seller) **STRIKE ONE** ("Buyer" if neither is stricken)
144 will be responsible for compliance, including all costs, with applicable Rental Weatherization Standards (Wis. Admin. Code
145 Ch. Comm 67). If Seller is responsible for compliance, Seller shall provide a Certificate of Compliance at closing.

146 **REAL ESTATE CONDITION REPORT** Wisconsin law requires owners of property which includes 1-4 dwelling units to
147 provide Buyers with a Real Estate Condition Report. Excluded from this requirement are sales of property that has never
148 been inhabited, sales exempt from the real estate transfer fee, and sales by certain court-appointed fiduciaries. (for
149 example, personal representatives who have never occupied the Property). The form of the Report is found in Wis. Stat. §
150 709.03. The law provides: "§ 709.02 Disclosure . . . the owner of the property shall furnish, not later than 10 days after
151 acceptance of the contract of sale . . . to the prospective Buyer of the property a completed copy of the report . . . A
152 prospective Buyer who does not receive a report within the 10 days may, within 2 business days after the end of that 10 day
153 period, rescind the contract of sale . . . by delivering a written notice of rescission to the owner or the owner's agent." Buyer
154 may also have certain rescission rights if a Real Estate Condition Report disclosing defects is furnished before expiration of
155 the 10 days, but after the Offer is submitted to Seller. Buyer should review the report form or consult with an attorney for
156 additional information regarding rescission rights.

157 **PROPERTY CONDITION REPRESENTATIONS** Seller represents to Buyer that as of the date of acceptance Seller has no
158 notice or knowledge of conditions affecting the Property or transaction (lines 66-113) other than those identified in Seller's
159 Real Estate Condition Report dated report exempt, which was received by Buyer prior to Buyer
160 signing this Offer and which is made a part of this Offer by reference **COMPLETE DATE OR STRIKE AS APPLICABLE** and
161 Buyer relies on inspections made by themselves, their agents, contractors, and/or
162 representatives and purchases the subject property in its "as is" condition. Seller makes
163 no warranties nor guarantees as to the condition of the subject property, mechanicals, nor
164 appliances. **INSERT CONDITIONS NOT ALREADY INCLUDED IN THE CONDITION REPORT**

165 **ADDITIONAL PROVISIONS/CONTINGENCIES** Acceptance of this offer and sale of the subject
166 property is subject to the approval of the Milwaukee County Board of Supervisors and the
167 County Executive.
168 Buyer(s) is/are responsible for obtaining environmental testing, if they desire, at
169 Buyer's cost and Buyer(s) shall not hold Seller liable for any environmental contamination
170 found on property.

173 **DEFINITIONS CONTINUED FROM PAGE 2**

174 ■ **DEADLINES:** "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by
 175 excluding the day the event occurred and by counting subsequent calendar days. The deadline expires at midnight on the
 176 last day. Deadlines expressed as a specific number of "business days" exclude Saturdays, Sundays, any legal public
 177 holiday under Wisconsin or Federal law, and other day designated by the President such that the postal service does not
 178 receive registered mail or make regular deliveries on that day. Deadlines expressed as a specific number of "hours" from
 179 the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by counting 24
 180 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific event, such
 181 as closing, expire at midnight of that day.

182 ■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the property; that would
 183 significantly impair the health or safety of future occupants of the property; or that if not repaired, removed or replaced would
 184 significantly shorten or adversely affect the expected normal life of the premises.

185 ■ **FIXTURE:** A "Fixture" is an item of property which is physically attached to or so closely associated with land or
 186 improvements so as to be treated as part of the real estate, including, without limitation, physically attached items not easily
 187 removable without damage to the premises, items specifically adapted to the premises and items customarily treated as
 188 fixtures, including, but not limited to, all: garden bulbs; plants; shrubs and trees; screen and storm doors and windows;
 189 electric lighting fixtures; window shades; curtain and traverse rods; blinds and shutters; central heating and cooling units and
 190 attached equipment; water heaters and treatment systems; sump pumps; attached or fitted floor coverings; awnings;
 191 attached antennas; garage door openers and remote controls; installed security systems; central vacuum systems and
 192 accessories; in-ground sprinkler systems and component parts; built-in appliances; ceiling fans; fences; storage buildings on
 193 permanent foundations and docks/piers on permanent foundations.

194 **CAUTION:** Exclude any Fixtures to be retained by Seller or which are rented (e.g., water softener or other water
 195 conditioning systems, home entertainment and satellite dish components, L.P. tanks, etc.) on lines 17-18.

196 ■ **PROPERTY:** Unless otherwise stated, "Property" means the real estate described at lines 4-6.

197 **PROPERTY DIMENSIONS AND SURVEYS** Buyer acknowledges that any land, building or room dimensions, or total
 198 acreage or building square footage figures, provided to Buyer by Seller or by a broker, may be approximate because of
 199 rounding or other reasons, unless verified by survey or other means. Buyer also acknowledges that there are various
 200 formulas used to calculate total square footage of buildings and that total square footage figures will vary dependent upon
 201 the formula used.

202 **CAUTION:** Buyer should verify total square footage formula, total square footage/acreage figures, land, building or
 203 room dimensions, if material.

204 **BUYER'S PRE-CLOSING WALK-THROUGH** Within 3 days prior to closing, at a reasonable time pre-approved by Seller
 205 or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no significant
 206 change in the condition of the Property, except for ordinary wear and tear and changes approved by Buyer, and that any
 207 defects Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

208 **PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING** Seller shall maintain the Property until the earlier of
 209 closing or occupancy of Buyer in materially the same condition as of the date of acceptance of this Offer, except for ordinary
 210 wear and tear. If, prior to closing, the Property is damaged in an amount of not more than five percent (5%) of the selling
 211 price, Seller shall be obligated to repair the Property and restore it to the same condition that it was on the day of this Offer.
 212 No later than closing, Seller shall provide Buyer with lien waivers for all repairs and restoration. If the damage shall exceed
 213 such sum, Seller shall promptly notify Buyer in writing of the damage and this Offer may be canceled at option of Buyer.
 214 Should Buyer elect to carry out this Offer despite such damage, Buyer shall be entitled to the insurance proceeds, if any,
 215 relating to the damage to the Property, plus a credit towards the purchase price equal to the amount of Seller's deductible
 216 on such policy, if any. However, if this sale is financed by a land contract or a mortgage to Seller, any insurance proceeds
 217 shall be held in trust for the sole purpose of restoring the Property.

IF LINE 219 IS NOT MARKED OR IS MARKED N/A LINES 259-265 APPLY.

218
219 **FINANCING CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written FHA 203K
220 **[INSERT LOAN PROGRAM OR SOURCE]** first mortgage loan commitment as described below, within 30 days of
221 acceptance of this Offer. The financing selected shall be in an amount of not less than \$ 131,000 for a term
222 of not less than 30 years, amortized over not less than 30 years. Initial monthly payments of principal and interest
223 shall not exceed \$ 703.24. Monthly payments may also include 1/12th of the estimated net annual real estate taxes,
224 hazard insurance premiums, and private mortgage insurance premiums. The mortgage may not include a prepayment
225 premium. Buyer agrees to pay discount points and/or loan origination fee in an amount not to exceed _____ % of the loan.
226 If the purchase price under this Offer is modified, the financed amount, unless otherwise provided, shall be adjusted to the
227 same percentage of the purchase price as in this contingency and the monthly payments shall be adjusted as necessary to
228 maintain the term and amortization stated above.

229 **CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 230 or 231.**

230 **FIXED RATE FINANCING:** The annual rate of interest shall not exceed 5.0 %.
231 **ADJUSTABLE RATE FINANCING:** The initial annual interest rate shall not exceed _____ %. The initial interest
232 rate shall be fixed for _____ months, at which time the interest rate may be increased not more than _____ % per
233 year. The maximum interest rate during the mortgage term shall not exceed _____ %. Monthly payments of principal
234 and interest may be adjusted to reflect interest changes.

235 If Buyer is using multiple loan sources or obtaining a construction loan or land contract financing, describe at lines
236 165-172 or 438-444 or in an addendum attached per line 436.

237 **BUYER'S LOAN COMMITMENT:** Buyer agrees to pay all customary loan and closing costs, to promptly apply for a
238 mortgage loan, and to provide evidence of application promptly upon request of Seller. If Buyer qualifies for the loan
239 described in this Offer or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of the written loan
240 commitment no later than the deadline at line 220. Buyer and Seller agree that delivery of a copy of any written loan
241 commitment to Seller (even if subject to conditions) shall satisfy Buyer's financing contingency if, after review of
242 the loan commitment, Buyer has directed, in writing, delivery of the loan commitment. Buyer's written direction shall
243 accompany the loan commitment. Delivery shall not satisfy this contingency if accompanied by a notice of
244 unacceptability.

245 **CAUTION:** The delivered commitment may contain conditions Buyer must yet satisfy to obligate the lender to
246 provide the loan. **BUYER, BUYER'S LENDER AND AGENTS OF BUYER OR SELLER SHALL NOT DELIVER A LOAN**
247 **COMMITMENT TO SELLER OR SELLER'S AGENT WITHOUT BUYER'S PRIOR WRITTEN APPROVAL OR UNLESS**
248 **ACCOMPANIED BY A NOTICE OF UNACCEPTABILITY.**

249 **SELLER TERMINATION RIGHTS:** If Buyer does not make timely delivery of said commitment; Seller may terminate this
250 Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written loan
251 commitment.

252 **FINANCING UNAVAILABILITY:** If financing is not available on the terms stated in this Offer (and Buyer has not already
253 delivered an acceptable loan commitment for other financing to Seller), Buyer shall promptly deliver written notice to Seller of
254 same including copies of lender(s)' rejection letter(s) or other evidence of unavailability. Unless a specific loan source is
255 named in this Offer, Seller shall then have 10 days to deliver to Buyer written notice of Seller's decision to finance this
256 transaction on the same terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for
257 closing extended accordingly. If Seller's notice is not timely given, this Offer shall be null and void. Buyer authorizes Seller to
258 obtain any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing.

259 **IF THIS OFFER IS NOT CONTINGENT ON FINANCING:** Buyer shall provide Seller within 7 days of acceptance written
260 evidence from a financial institution or a third party in control of the funds, that Buyer shall have the required funds available
261 at closing. If Buyer does not provide written evidence, Seller has the right to terminate this Offer by delivering written notice to
262 Buyer. Buyer may or may not obtain mortgage financing but does not need the protection of a financing contingency. Seller
263 agrees to allow Buyer's appraiser access to the Property for purposes of an appraisal. Buyer understands and agrees that
264 this Offer is not subject to the appraisal meeting any particular value, unless this Offer is subject to an appraisal contingency,
265 nor does the right of access for an appraisal constitute a financing contingency.

266 **N/A APPRAISAL CONTINGENCY:** This Offer is contingent upon the Buyer or a lender of Buyer's choice having the Property
267 appraised by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated subsequent to the
268 date of this Offer indicating an appraised value for the Property equal to or greater than the agreed upon purchase price. This
269 contingency shall be deemed satisfied unless Buyer, within _____ days of acceptance, delivers to Seller, and to listing
270 broker if Property is listed, a copy of the appraisal report which indicates that the appraised value is not equal to or greater
271 than the agreed upon purchase price. If the appraisal report does not indicate an appraised value for the Property equal to or
272 greater than the agreed upon purchase price, Buyer may terminate this Offer upon written notice to Seller.

273 **CAUTION: An appraisal ordered by Buyer's lender may not be received until shortly before closing. Consider**
274 **whether deadlines provide adequate time for performance.**

275 **DISTRIBUTION OF INFORMATION** Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of
 276 the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the
 277 transaction as defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession
 278 data to multiple listing service sold databases; and (iii) provide active listing, pending sale, closed sale and financing
 279 concession information and data, and related information regarding seller contributions, incentives or assistance, and third
 280 party gifts, to appraisers researching comparable sales, market conditions and listings, upon inquiry.

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

284 If Buyer defaults, Seller may:

- 285 (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or
 286 (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for
 287 actual damages.

288 If Seller defaults, Buyer may:

- 289 (1) sue for specific performance; or
 290 (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

291 In addition, the Parties may seek any other remedies available in law or equity.

292 The Parties understand that the availability of any judicial remedy will depend upon the circumstances of the situation
 293 and the discretion of the courts. If either Party defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute
 294 resolution instead of the remedies outlined above. By agreeing to binding arbitration, the Parties may lose the right to litigate
 295 in a court of law those disputes covered by the arbitration agreement.

296 NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES SHOULD
 297 READ THIS DOCUMENT CAREFULLY. BROKERS MAY PROVIDE A GENERAL EXPLANATION OF THE PROVISIONS
 298 OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR OPINIONS CONCERNING YOUR LEGAL
 299 RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT CLOSING. AN ATTORNEY SHOULD BE
 300 CONSULTED IF LEGAL ADVICE IS NEEDED.

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

304 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
 305 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
 306 <http://www.widocoffenders.org> or by telephone at (608) 240-5830.

307 **N/A** **CLOSING OF BUYER'S PROPERTY CONTINGENCY:** This Offer is contingent upon the closing of the sale of Buyer's
308 property located at _____, no later than _____. If Seller accepts
309 a bona fide secondary offer, Seller may give written notice to Buyer of acceptance. If Buyer does not deliver to Seller a
310 written waiver of the Closing of Buyer's Property Contingency and _____
311

312 **[INSERT OTHER REQUIREMENTS, IF ANY (e.g., PAYMENT OF ADDITIONAL EARNEST MONEY, WAIVER OF ALL**
313 **CONTINGENCIES, OR PROVIDING EVIDENCE OF SALE OR BRIDGE LOAN, etc.)]** within _____ hours of Buyer's Actual
314 Receipt of said notice, this Offer shall be null and void.

315 **N/A** **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon delivery
316 of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer notice
317 prior to any deadline, nor is any particular secondary buyer given the right to be made primary ahead of other secondary
318 buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to delivery of
319 Seller's notice that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than _____ days after acceptance
320 of this Offer. All other Offer deadlines which are run from acceptance shall run from the time this offer becomes primary.

321 **TIME IS OF THE ESSENCE** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3)
322 occupancy; (4) date of closing; (5) contingency deadlines **STRIKE AS APPLICABLE** and all other dates and deadlines in
323 this Offer except: _____
324 _____

325 _____ . If "Time is of the Essence" applies to a date or
326 deadline, failure to perform by the exact date or deadline is a breach of contract. If "Time is of the Essence" does not apply
327 to a date or deadline, then performance within a reasonable time of the date or deadline is allowed before a breach occurs.

328 **TITLE EVIDENCE**

329 **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed
330 (or other conveyance as provided herein) free and clear of all liens and encumbrances, except: municipal and zoning
331 ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services,
332 recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in
333 Seller's Real Estate Condition Report and In this Offer, general taxes levied in the year of closing and **NONE**
334 _____
335 _____

336 _____ which constitutes merchantable title for purposes of this transaction. Seller shall complete and execute the documents
337 necessary to record the conveyance at Seller's cost and pay the Wisconsin Real Estate Transfer Fee.

338 **WARNING: Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements**
339 **may prohibit certain improvements or uses and therefore should be reviewed, particularly if Buyer contemplates**
340 **making improvements to Property or a use other than the current use.**

341 **TITLE EVIDENCE:** Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of the
342 purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall pay all
343 costs of providing title evidence to Buyer. Buyer shall pay all costs of providing title evidence required by Buyer's
344 lender.

345 **GAP ENDORSEMENT:** Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's)
346 **STRIKE ONE** ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded
347 after the effective date of the title insurance commitment and before the deed is recorded, provided the title company will
348 issue the endorsement. If a gap endorsement or equivalent gap coverage is not available, Buyer may give written notice that
349 title is not acceptable for closing (see lines 356-362).

350 **PROVISION OF MERCHANTABLE TITLE:** For purposes of closing, title evidence shall be acceptable if the required title
351 insurance commitment is delivered to Buyer's attorney or Buyer not less than 5 business days before closing, showing title
352 to the Property as of a date no more than 15 days before delivery of such title evidence to be merchantable per lines 329-
353 337, subject only to liens which will be paid out of the proceeds of closing and standard title insurance requirements and
354 exceptions, as appropriate.

355 **TITLE NOT ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of
356 objections to title by the time set for closing. In such event, Seller shall have a reasonable time, but not exceeding 15 days,
357 to remove the objections, and the time for closing shall be extended as necessary for this purpose. In the event that Seller is
358 unable to remove said objections, Buyer shall have 5 days from receipt of notice hereof, to deliver written notice waiving the
359 objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, this Offer shall be
360 null and void. Providing title evidence acceptable for closing does not extinguish Seller's obligations to give
361 merchantable title to Buyer.
362

363 ■ **SPECIAL ASSESSMENTS/OTHER EXPENSES:** Special assessments, if any, levied or for work actually commenced
 364 prior to date of this Offer shall be paid by Seller no later than closing. All other special assessments shall be paid by
 365 Buyer.

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

372 **EARNEST MONEY**

373 ■ **HELD BY:** Unless otherwise agreed, earnest money shall be paid to and held in the trust account of the listing broker
 374 (Buyer's agent if Property is not listed or Seller's account if no broker is involved), until applied to purchase price or
 375 otherwise disbursed as provided in the Offer.

376 **CAUTION:** Should persons other than a broker hold earnest money, an escrow agreement should be drafted by the
 377 Parties or an attorney. If someone other than Buyer makes payment of earnest money, consider a special
 378 disbursement agreement.

379 ■ **DISBURSEMENT:** If negotiations do not result in an accepted offer, the earnest money shall be promptly disbursed (after
 380 clearance from payor's depository institution if earnest money is paid by check) to the person(s) who paid the earnest
 381 money. At closing, earnest money shall be disbursed according to the closing statement. If this Offer does not close, the
 382 earnest money shall be disbursed according to a written disbursement agreement signed by all Parties to this Offer. If said
 383 disbursement agreement has not been delivered to broker within 60 days after the date set for closing, broker may disburse
 384 the earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller;
 385 (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; or
 386 (4) any other disbursement required or allowed by law. Broker may retain legal services to direct disbursement per (1) or to
 387 file an interpleader action per (2) and broker may deduct from the earnest money any costs and reasonable attorneys fees,
 388 not to exceed \$250, prior to disbursement.

389 ■ **LEGAL RIGHTS/ACTION:** Broker's disbursement of earnest money does not determine the legal rights of the Parties in
 390 relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by broker. At least 30 days prior
 391 to disbursement per (1) or (4) above, broker shall send Buyer and Seller notice of the disbursement by certified mail. If
 392 Buyer or Seller disagree with broker's proposed disbursement, a lawsuit may be filed to obtain a court order regarding
 393 disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of residential
 394 property with 1-4 dwelling units and certain other earnest money disputes. Buyer and Seller should consider consulting
 395 attorneys regarding their legal rights under this Offer in case of a dispute. Both Parties agree to hold the broker harmless
 396 from any liability for good faith disbursement of earnest money in accordance with this Offer or applicable Department of
 397 Regulation and Licensing regulations concerning earnest money. See Wis. Adm. Code Ch. RL 18.

398 **INSPECTIONS AND TESTING** Buyer may only conduct inspections or tests if specific contingencies are included as a part
 399 of this offer. An "inspection" is defined as an observation of the Property which does not include testing of the Property,
 400 other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel source, which are
 401 hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or building materials
 402 from the Property and the laboratory or other analysis of these materials. Seller agrees to allow Buyer's inspectors, testers
 403 and appraisers reasonable access to the Property upon advance notice, if necessary to satisfy the contingencies in this
 404 Offer. Buyer and licensees may be present at all inspections and testing. Except as otherwise provided, Seller's
 405 authorization for inspections does not authorize Buyer to conduct testing of the Property. NOTE: Any contingency
 406 authorizing testing should specify the areas of the Property to be tested, the purpose of the test, (e.g., to determine if
 407 environmental contamination is present), any limitations on Buyer's testing and any other material terms of the contingency.
 408 Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed
 409 unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to
 410 Seller, and to listing broker if Property is listed. Seller acknowledges that certain inspections or tests may detect
 411 environmental pollution which may be required to be reported to the Wisconsin Department of Natural
 412 Resources.

413 **N/A INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 398-412). This
414 Offer is contingent upon a Wisconsin registered home inspector performing a home inspection of the Property which
415 discloses no Defects. This Offer is further contingent upon a qualified independent inspector or independent qualified third
416 party performing an inspection of _____

417 _____ (list any Property component(s) to be separately inspected,
418 e.g., swimming pool, roof, foundation, chimney, etc.) which discloses no Defects. Buyer shall order the inspection(s) and be
419 responsible for all costs of inspection(s). Buyer may have follow-up inspections recommended in a written report resulting
420 from an authorized inspection performed provided they occur prior to the deadline specified at line 423.

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

423 This contingency shall be deemed satisfied unless Buyer, within _____ days of acceptance, delivers to Seller, and to listing
424 broker if Property is listed, a copy of the written inspection report(s) and a written notice listing the Defect(s) identified in
425 those report(s) to which Buyer objects (Notice of Defects).

426 **CAUTION; A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.**
427 For the purposes of this contingency, Defects (see lines 182-184) do not include structural, mechanical or other conditions
428 the nature and extent of which Buyer had actual knowledge or written notice before signing this Offer.

429 **RIGHT TO CURE:** Seller (shall)(shall not) **STRIKE ONE** have a right to cure the Defects. (Seller shall have a right to cure
430 if no choice is indicated.) If Seller has right to cure, Seller may satisfy this contingency by: (1) delivering written notice to
431 Buyer within 10 days of Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects, (2) curing the
432 Defects in a good and workmanlike manner and (3) delivering to Buyer a written report detailing the work done within 3 days
433 prior to closing. This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written
434 inspection report(s) and: (1) Seller does not have a right to cure or (2) Seller has a right to cure but: (a) Seller delivers
435 written notice that Seller will not cure or (b) Seller does not timely deliver the written notice of election to cure.

436 **ADDENDA:** The attached Load Base Paint is/are made part of this Offer.

437 **ADDITIONAL PROVISIONS/CONTINGENCIES**

438 _____
439 _____
440 _____
441 _____
442 _____
443 _____
444 _____

445 This Offer was drafted on 7-6-11, [date] by [Licensee and Firm] J. Andrew Buzzell LIST 4/Last

446 (x) Courtney Swiatalski Buyer's Signature ▲ Print Name Here ▶ Courtney Swiatalski Date ▲ 7-6-11

448 (x) Keneth Pomroy Buyer's Signature ▲ Print Name Here ▶ Keneth Pomroy Date ▲ 7/6/11

450 **EARNEST MONEY RECEIPT** Broker acknowledges receipt of earnest money as per line 10 of the above Offer.

451 _____ Broker (By) _____

452 **SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS
453 OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE
454 PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A
455 COPY OF THIS OFFER.**

456 (x) _____ Seller's Signature ▲ Print Name Here ▶ Craig Dillmann Manager R.E. Date ▲ _____

458 (x) _____ Seller's Signature ▲ Print Name Here ▶ _____ Date ▲ _____

460 This Offer was presented to Seller by [Licensee and Firm] _____ on
461 _____ at _____ a.m./p.m.

462 This Offer is rejected _____ This Offer is countered [See attached counter] _____
463 Seller Initials ▲ Date ▲ Seller Initials ▲ Date ▲

NATIONAL

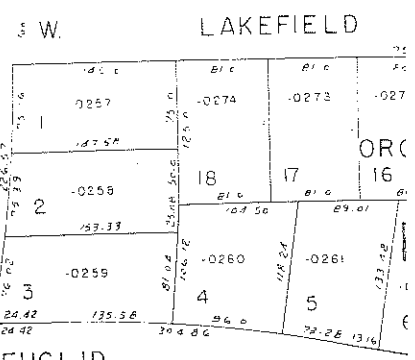
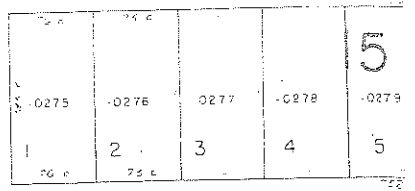
ST.

SEE PAGE
522-X
1006



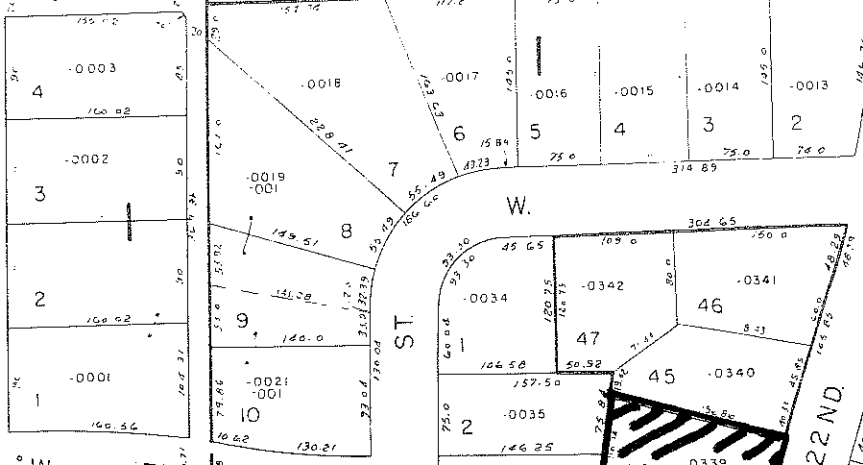
9994
100.

ST.

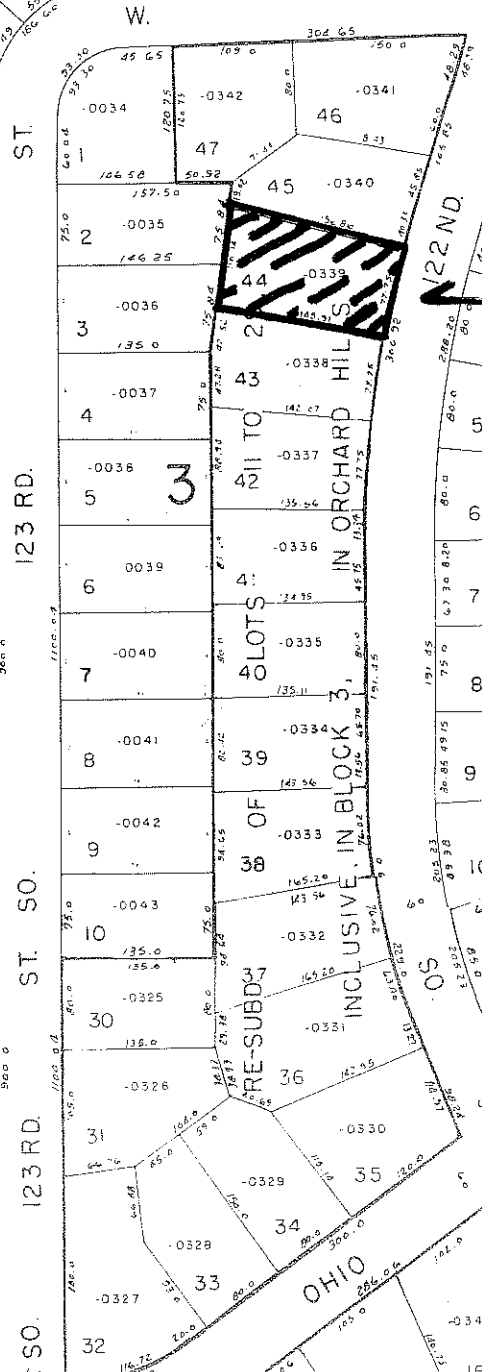
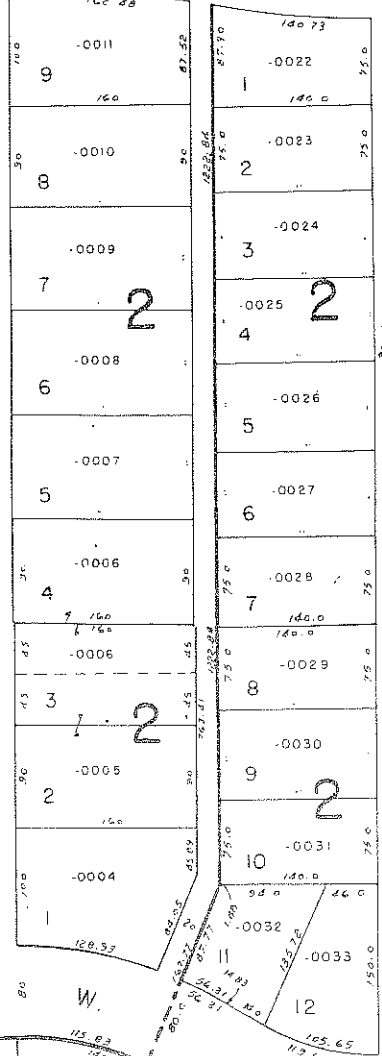


EUCLID

124 TH.

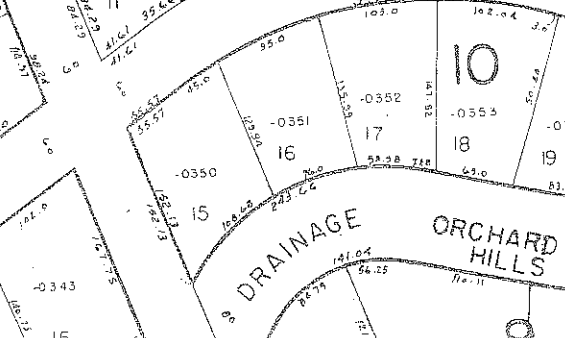
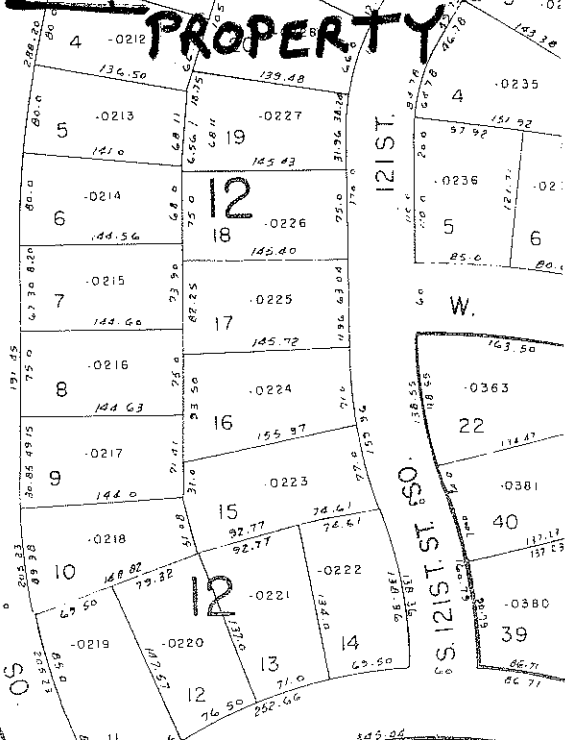


W. EUCLID AVE.



SUBJECT PROPERTY

122 ND.



COOPER HIGHLANDS

COOPER HIGHLANDS

ST. 50.

ST. 50.

ST. 50.

ST. 50.

123 RD.

123 RD.

123 RD.

ST. 50.

ST. 50.

ST. 50.

ST. 50.

ST. 50.

ST. 50.

4 PLOTS OF RE-SUBD. 3 INCLUSIVE IN BLOCK 3, IN ORCHARD HILLS

DRAINAGE

ORCHARD HILLS

9