

DEFINITIONS

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A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

COMPENSATION

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The Firm does not charge compensation to show homes to a customer under this disclosure.
Real estate commissions and compensation are not set by law and are fully negotiable. A firm may not represent that the firm's services are free or available at no cost to their clients, unless they receive no financial compensation from any source for those services.
The Firm may receive compensation from the listing firm as an agent working with a buyer as customer in the purchase of a property.

ACKNOWLEDGMENT

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Wisconsin law requires the Firm to request the customer's signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm will provide brokerage services related to real estate primarily intended for use as a residential property containing one to 4 dwelling units.

SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY CONTRACTUAL OBLIGATIONS FOR EITHER THE CUSTOMER OR THE FIRM.

By signing and dating below I /we acknowledge receipt of a copy of this disclosure.

77	(x) _____	_____	_____
78	Customer Signature	Print Name ▲	Date
79	(x) _____	_____	_____
80	Customer Signature	Print Name ▲	Date
81	(x) _____	_____	_____
82	Agent for Firm Print Name ►	Firm Name ▲	Date