SHEBOYGAN AREA
SCHOOL DISTRICT

NOTE: This meeting will be held in the Boardroom.

Tuesday, May 12, 2026
Starting Time: 6:50*
CHAIR: Ms. Heidi Boehmer

**Starting/ending times may vary*

The Committee of the Whole meeting will be held in the Board of Education meeting room, 3330 Stahl Road, Sheboygan, Wisconsin on **Tuesday, May 12, 2026, at 6:50 p.m.** The following items will be presented for consideration at that time:

Please note some Board members may be participating in this Board meeting via teleconference or other remote access technology. Members of the public who attend the meeting will be able to hear any open session dialogue between such members and the Board members present in the Boardroom.

REPORT TO THE COMMITTEE OF THE WHOLE
AGENDA

1. **CALL TO ORDER** (Vice President)

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF THE AGENDA** (Action)

4. **ROLL CALL** (Informal)

5 min. 5. **CONFIRMATION OF SALE OF HOUSE CONSTRUCTION PROJECT – Mr. Mark Boehlke/Mr. Jason Duff** (Information/Possible Action**)**

   Administration requests approval by the Board of Education of the Sheboygan Area School District, confirming the authority of the Board of Education to sell the residential property at 2825 Stonebrook Drive, Sheboygan, WI, which is owned by the school district and is no longer needed for school purposes. The accepted offer on the house is $420,000, and closing is scheduled on or before June 26, 2026.

6. **ADJOURN TO CLOSED SESSION PER WISCONSIN STATE STATUTES SEC. 19.85(1)(c)** *(Action with roll call vote)* – (c) – To consider employment, promotion, compensation, or performance evaluation data of any public employee over which the Board of Education has jurisdiction or exercises responsibility for the purpose of deliberating strategies to address specific issues pertaining to collective bargaining for teachers.

7. Reconvene to Open Session (Action)

8. Adjourn (Action)

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

WB-11 RESIDENTIAL OFFER TO PURCHASE

LICENSEE DRAFTING THIS OFFER ON April 15, 2026 [DATE] IS (AGENT OF BUYER) ~~(AGENT OF SELLER/LISTING FIRM) (AGENT OF BUYER AND SELLER)~~ ~~[STRIKE THOSE NOT APPLICABLE]~~.

The Buyer, Donald S Gordon Jr, Jenna L Gordon, offers to purchase the Property known as [Street Address] 2825 Stonebrook Dr in the City of Sheboygan, County of Sheboygan Wisconsin (insert additional description, if any, at lines 548-570 or in an addendum per line 592), on the following terms:

PURCHASE PRICE The purchase price is Four Hundred Twenty Thousand Dollars ($420,000.00).

INCLUDED IN PURCHASE PRICE Included in purchase price is the Property, all Fixtures on the Property as of the date stated on line 1 of this Offer (unless excluded at lines 20-23), and the following additional items: Stove, refrigerator, dishwasher and microwave

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

NOT INCLUDED IN PURCHASE PRICE Not included in purchase price is Seller's personal property (unless included at lines 12-16) and the following:

CAUTION: Identify Fixtures that are on the Property (see lines 26-36) to be excluded by Seller or that are rented (e.g., water softeners or other water treatment systems, LP tanks, etc.) and will continue to be owned by the lessor.

"Fixture" is defined as an item of property which is physically attached to or so closely associated with land, buildings or improvements so as to be treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage to the premises, items specifically adapted to the premises and items customarily treated as fixtures, including, but not limited to, all: garden bulbs; plants; shrubs and trees; screen and storm doors and windows; electric lighting fixtures; window shades; curtain and traverse rods; blinds and shutters; central heating and cooling units and attached equipment; water heaters, water softeners and treatment systems; sump pumps; attached or fitted floor coverings; awnings; attached antennas and satellite dishes (but not the component parts); audio/visual wall mounting brackets (but not the audio/visual equipment); garage door openers and remote controls; installed security systems; central vacuum systems and accessories; in-ground sprinkler systems and component parts; built-in appliances; ceiling fans; fences; in-ground pet containment systems, including receiver components; storage buildings on permanent foundations and docks/piers on permanent foundations.

CAUTION: Exclude any Fixtures to be retained by Seller or which are rented (e.g., water softeners or other water treatment systems, LP tanks, etc.) on lines 20-23 or at lines 548-570 or in an addendum per line 592).

BINDING ACCEPTANCE This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer on or before ~~April 17, 2024~~ April 17, 2026 DSG 4/24. Seller may keep the Property on the market and accept secondary offers after binding acceptance of this Offer.

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

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

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

CLOSING This transaction is to be closed on on or before 06/26/2026 at the place selected by Seller, unless otherwise agreed by the Parties in writing. If the date for closing falls on Saturday, Sunday, or a federal or a state holiday, the closing date shall be the next Business Day.

CAUTION: To reduce the risk of wire transfer fraud, any wiring instructions received should be independently verified by phone or in person with the title company, financial institution, or entity directing the transfer. The real estate licensees in this transaction are not responsible for the transmission or forwarding of any wiring or money transfer instructions.

EARNEST MONEY

■ EARNEST MONEY of $ _____ accompanies this Offer.
If Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged.
■ EARNEST MONEY of $ 4,200.00 will be mailed, or commercially, electronically or personally delivered within 2 days ("5" if left blank) after acceptance.
All earnest money shall be delivered to and held by ~~(listing Firm) (drafting Firm) (other identified es~~ GUARANTY CLOSING & TITLE SERVICES ~~)~~ STRIKE THOSE NOT APPLICABLE
(listing Firm if none chosen; if no listing Firm, then drafting Firm; if no Firm then Seller).
CAUTION: If a Firm does not hold earnest money, an escrow agreement should be drafted by the Parties or an attorney as lines 67-87 do not apply. If someone other than Buyer pays earnest money, consider a special disbursement agreement.
■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise agreed in writing.
■ DISBURSEMENT IF EARNEST MONEY HELD BY A FIRM: If negotiations do not result in an accepted offer and the earnest money is held by a Firm, the earnest money shall be promptly disbursed (after clearance from payer's depository institution if earnest money is paid by check) to the person(s) who paid the earnest money. At closing, earnest money shall be disbursed according to the closing statement. If this Offer does not close, the earnest money shall be disbursed according to a written disbursement agreement signed by all Parties to this Offer. If said disbursement agreement has not been delivered to the Firm holding the earnest money within 60 days after the date set for closing, that Firm may disburse the earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller; (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; (4) upon authorization granted within this Offer; or (5) any other disbursement required or allowed by law. The Firm may retain legal services to direct disbursement per (1) or to file an interpleader action per (2) and the Firm may deduct from the earnest money any costs and reasonable attorneys' fees, not to exceed $250, prior to disbursement.
■ LEGAL RIGHTS/ACTION: The Firm's disbursement of earnest money does not determine the legal rights of the Parties in relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by the Firm holding the earnest money. At least 30 days prior to disbursement per (1), (4) or (5) above, where the Firm has knowledge that either Party disagrees with the disbursement, the Firm shall send Buyer and Seller written notice of the intent to disburse by certified mail. If Buyer or Seller disagrees with the Firm's proposed disbursement, a lawsuit may be filed to obtain a court order regarding disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of residential property with one-to-four dwelling units. Buyer and Seller should consider consulting attorneys regarding their legal rights under this Offer in case of a dispute. Both Parties agree to hold the Firm harmless from any liability for good faith disbursement of earnest money in accordance with this Offer or applicable Department of Safety and Professional Services regulations concerning earnest money. See Wis. Admin. Code Ch. REEB 18.

TIME IS OF THE ESSENCE "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3) occupancy; (4) date of closing; (5) contingency Deadlines STRIKE AS APPLICABLE and all other dates and Deadlines in this Offer except: _____
_____. If "Time is of the Essence" applies to a date or Deadline, failure to perform by the exact date or Deadline is a breach of contract. If "Time is of the Essence" does not apply to a date or Deadline, then performance within a reasonable time of the date or Deadline is allowed before a breach occurs.

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

PROPERTY CONDITION REPRESENTATIONS Seller represents to Buyer that as of the date of acceptance Seller has no notice or knowledge of Conditions Affecting the Property or Transaction (lines 112-177) other than those identified in Seller's Real Estate Condition Report dated March 26, 2026, which was received by Buyer prior to Buyer signing this Offer and which is made a part of this Offer by reference COMPLETE DATE OR STRIKE AS APPLICABLE and
_____
_____
_____ INSERT CONDITIONS NOT ALREADY INCLUDED IN THE CONDITION REPORT
"Conditions Affecting the Property or Transaction" are defined to include:
a. Defects in the roof, basement or foundation (including cracks, seepage and bulges), electrical system, or part of the plumbing system (including the water heater, water softener and swimming pool); or basement, window, or plumbing leaks;

overflow from sinks, bathtubs, or sewers; or other water or moisture intrusions or conditions.
b. Defects in heating and air conditioning system (including the air filters and humidifiers); in a wood burning stove or fireplace; or caused by a fire in a stove or fireplace or elsewhere on the Property.
c. Defects related to smoke detectors or carbon monoxide detectors, or a violation of applicable state or local smoke detector or carbon monoxide detector laws.
d. Defects in any structure, or mechanical equipment included as Fixtures or personal property.
e. Rented items located on the Property such as a water softener or other water conditioner system.
f. Defects caused by unsafe concentrations of, or unsafe conditions on the Property relating to radon, radium in water supplies, lead in paint, soil or water supplies, unsafe levels of mold, asbestos or asbestos-containing materials or other potentially hazardous or toxic substances on the Property; manufacture of methamphetamine or other hazardous or toxic substances on the Property; or high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the Property.
NOTE: Specific federal lead paint disclosure requirements must be complied with in the sale of most residential properties built before 1978.
g. Defects caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic substances on neighboring properties.
h. Property is served by a joint well; Defects related to a joint well serving the Property; or Defects in a well on the Property or in a well that serves the Property, including unsafe well water.
i. A septic system or other private sanitary disposal system serves the Property; Defects in the septic system or other sanitary disposal system on the Property; or any out-of-service septic system serving the Property not closed or abandoned according to applicable regulations.
j. Underground or aboveground fuel storage tanks on or previously located on the Property; or Defects in the underground or aboveground fuel storage tanks on or previously located on the Property. (The owner, by law, may have to register the tanks with the Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Department regulations may require closure or removal of unused tanks.)
k. "LP" tank on the Property (specify in the additional information whether the tank is owned or leased); or Defects in an "LP" tank on the Property.
l. Notice of property tax increases, other than normal annual increases, or pending Property reassessment; remodeling that may increase the Property's assessed value; pending special assessments; or Property is within a special purpose district, such as a drainage district, that has authority to impose assessments.
m. Proposed construction of a public project that may affect use of the Property; Property additions or remodeling affecting Property structure or mechanical systems during Seller's ownership without required permits; or any land division involving the Property without required state or local permits.
n. The Property is part of or subject to a subdivision homeowners' association; or the Property is not a condominium unit and there are common areas associated with the Property that are co-owned with others.
o. Any zoning code violations with respect to the Property; the Property or any portion thereof is located in a floodplain, wetland or shoreland zoning area; or the Property is subject to a shoreland mitigation plan required by Wisconsin Department of Natural Resources (DNR) rules that obligates the Property owner to establish or maintain certain measures related to shoreland conditions, enforceable by the county.
p. Nonconforming uses of the Property; conservation easements, restrictive covenants or deed restrictions on the Property; or, other than public rights of way, nonowners having rights to use part of the Property, including, but not limited to, private rights-of-way and easements other than recorded utility easements.
q. All or part of the Property has been assessed as agricultural land; has been assessed a use-value assessment conversion charge; or payment of a use-value assessment conversion charge has been deferred.
r. All or part of the Property is subject to, enrolled in, or in violation of a farmland preservation agreement, Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program.
s. A dam is totally or partially located on the Property; or an ownership interest in a dam not located on the Property will be transferred with the Property because the dam is owned by a homeowners' association, lake district, or similar group of which the Property owner is a member.
t. No legal access to the Property; or boundary or lot line disputes, encroachments or encumbrances (including a joint driveway) affecting the Property.
u. Federal, state, or local regulations requiring repairs, alterations or corrections of an existing condition; or any insurance claims relating to damage to the Property within the last five years.
v. A pier attached to the Property not in compliance with state or local pier regulations; a written agreement affecting riparian rights related to the Property; or the bed of the abutting navigable waterway is owned by a hydroelectric operator.
w. Current or previous termite, powder-post beetle or carpenter ant infestations or Defects caused by animal, reptile, or other insect infestations.
x. Structure on the Property designated as an historic building; all or any part of the Property in an historic district; or one or more burial sites on the Property.
y. Agreements binding subsequent owners such as a lease agreement or extension of credit from an electric cooperative.
z. Owner is a foreign person as defined in the Foreign Investment in Real Property Tax Act in 26 IRC § 1445(f).

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

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

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

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

[N/A] **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 178-192).

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

(2) This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing an inspection of _____ _____ (list any Property component(s) to be separately inspected, e.g., swimming pool, roof, foundation, chimney, etc.) which discloses no Defects.

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

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

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

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

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

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

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

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

(1) delivering written notice to Buyer within _____ ("10" if left blank) days after Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects;

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

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

This Offer 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 right to cure; or

(2) Seller has the right to cure but:

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

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

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

This contingency shall be deemed satisfied unless Buyer, within 9 days ("20" if left blank) after acceptance delivers to Seller a written copy of the radon test results indicating a radon level of 4.0 pCi/L or higher and written notice objecting to the radon level in the report.

■ **RIGHT TO CURE:** Seller (shall)~~(shall not)~~ [STRIKE ONE] ("shall" if neither is stricken) have the right to cure.
If Seller has the right to cure, Seller may satisfy this contingency by:
(1) delivering a written notice of Seller's election to cure within 10 days after delivery of Buyer's notice; and,
(2) installing a radon mitigation system in conformance with EPA standards in a good and workmanlike manner and by giving Buyer a report of the work done and a post remediation test report indicating a radon level of less than 4.0 pCi/L no later than three days prior to closing.
This Offer shall be null and void if Buyer timely delivers the above written notice and report to Seller and:
(1) Seller does not have the right to cure; or
(2) Seller has the right to cure but:
(a) Seller delivers written notice that Seller will not cure; or
(b) Seller does not timely deliver the notice of election to cure.
NOTE: For radon information refer to the EPA at epa.gov/radon or the DHS at dhs.wisconsin.gov/radon.

IF LINE 248 IS NOT MARKED OR IS MARKED N/A LINES 296-307 APPLY.

[X] **FINANCING COMMITMENT CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written Conventional [loan type or specific lender, if any] first mortgage loan commitment as described below, within 60 days after acceptance of this Offer. The financing selected shall be in an amount of not less than $336,000.00 for a term of not less than 30 years, amortized over not less than 30 years. Initial monthly payments of principal and interest shall not exceed $ 2,123.00. Buyer acknowledges that lender's required monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance premiums, and private mortgage insurance premiums. The mortgage shall not include a prepayment premium. Buyer agrees to pay discount points in an amount not to exceed _____ % ("0" if left blank) of the loan. If Buyer is using multiple loan sources or obtaining a construction loan or land contract financing, describe at lines 548-570 or in an addendum attached per line 592. Buyer agrees to pay all customary loan and closing costs, wire fees, and loan origination fees, to promptly apply for a mortgage loan, and to provide evidence of application promptly upon request of Seller. Seller agrees to allow lender's appraiser access to the Property.

■ LOAN AMOUNT ADJUSTMENT: If the purchase price under this Offer is modified, any financed amount, unless otherwise provided, shall be adjusted to the same percentage of the purchase price as in this contingency and the monthly payments shall be adjusted as necessary to maintain the term and amortization stated above.

CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 264 or 265.

☒ **FIXED RATE FINANCING:** The annual rate of interest shall not exceed 6.500 %.

☐ **ADJUSTABLE RATE FINANCING:** The initial interest rate shall not exceed _____%. The initial interest rate shall be fixed for _____ months, at which time the interest rate may be increased not more than _____% ("2" if left blank) at the first adjustment and by not more than _____% ("1" if left blank) at each subsequent adjustment. The maximum interest rate during the mortgage term shall not exceed the initial interest rate plus _____% ("6" if left blank). Monthly payments of principal and interest may be adjusted to reflect interest changes.

■ SATISFACTION OF FINANCING COMMITMENT CONTINGENCY: If Buyer qualifies for the loan described in this Offer or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of a written loan commitment.
This contingency shall be satisfied if, after Buyer's review, Buyer delivers to Seller a copy of a written loan commitment (even if subject to conditions) that is:
(1) signed by Buyer; or
(2) accompanied by Buyer's written direction for delivery.
Delivery of a loan commitment by Buyer's lender or delivery accompanied by a notice of unacceptability shall not satisfy this contingency.
CAUTION: The delivered loan commitment may contain conditions Buyer must yet satisfy to obligate the lender to provide the loan. Buyer understands delivery of a loan commitment removes the Financing Commitment Contingency from the Offer and shifts the risk to Buyer if the loan is not funded.

■ SELLER TERMINATION RIGHTS: If Buyer does not deliver a loan commitment on or before the Deadline on line 250, Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of written loan commitment from Buyer.

■ FINANCING COMMITMENT UNAVAILABILITY: If a financing commitment is not available on the terms stated in this Offer (and Buyer has not already delivered an acceptable loan commitment for other financing to Seller), Buyer shall promptly deliver written notice to Seller of same including copies of lender(s)' rejection letter(s) or other evidence of unavailability.

[N/A] **SELLER FINANCING:** Seller shall have 10 days after the earlier of:
(1) Buyer delivery of written notice of evidence of unavailability as noted in lines 284-287; or
(2) the Deadline for delivery of the loan commitment set on line 250
to deliver to Buyer written notice of Seller's decision to finance this transaction with a note and mortgage under the same terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly. If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing.

IF THIS OFFER IS NOT CONTINGENT ON FINANCING COMMITMENT Within _____ days ("7" if left blank) after acceptance, Buyer shall deliver to Seller either:

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

(2) _____

_____ [Specify documentation Buyer agrees to deliver to Seller].

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

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

This contingency shall be deemed satisfied unless Buyer, within 30 days after acceptance, delivers to Seller a copy of the appraisal report indicating an appraised value less than the agreed upon purchase price, and a written notice objecting to the appraised value.

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

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

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

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

(2) Seller has the right to cure but:

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

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

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

[X] **CLOSING OF BUYER'S PROPERTY CONTINGENCY:** This Offer is contingent upon the closing of the sale of Buyer's property located at 904 Mead Ave, Sheboygan, WI, 53081 no later than June 26, 2026 (the Deadline). If closing does not occur by the Deadline, this Offer shall become null and void unless Buyer delivers to Seller, on or before the Deadline, reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close or proof of bridge loan financing, along with a written notice waiving this contingency. Delivery of verification or proof of bridge loan shall not extend the closing date for this Offer.

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

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

(2) Written waiver of _____

_____ (name other contingencies, if any); and

(3) Any of the following checked below:

[ ] Proof of bridge loan financing.

[ ] Proof of ability to close from a financial institution or third party in control of Buyer's funds which shall provide Seller with reasonable written verification that Buyer has, at the time of verification, sufficient funds to close.

Other: _____

_____

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

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

HOMEOWNERS ASSOCIATION If this Property is subject to a homeowners association, Buyer is aware the Property may be subject to periodic association fees after closing and one-time fees resulting from transfer of the Property. Any one-time

fees resulting from transfer of the Property shall be paid at closing by (Seller) (Buyer) STRIKE ONE ("Buyer" if neither is stricken).

CLOSING PRORATIONS The following items, if applicable, shall be prorated at closing, based upon date of closing values: real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners or homeowners association assessments, fuel and _____

_____.

CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.

Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.

Real estate taxes shall be prorated at closing based on CHECK BOX FOR APPLICABLE PRORATION FORMULA:

N/A The net general real estate taxes for the preceding year, or the current year if available (Net general real estate taxes are defined as general property taxes after state tax credits and lottery credits are deducted). NOTE: THIS CHOICE APPLIES IF NO BOX IS CHECKED.

N/A Current assessment times current mill rate (current means as of the date of closing).

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

N/A _____.

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

N/A Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5 days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation and is the responsibility of the Parties to complete, not the responsibility of the real estate Firms in this transaction.

TITLE EVIDENCE

■ CONVEYANCE OF TITLE: **Upon payment of the purchase price, Seller shall convey the Property by warranty deed (trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as provided herein)**, free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Real Estate Condition Report and in this Offer, general taxes levied in the year of closing and _____

_____

_____ (insert other allowable exceptions from title, if any) that constitutes merchantable title for purposes of this transaction. Seller, at Seller's cost, shall complete and execute the documents necessary to record the conveyance and pay the Wisconsin Real Estate Transfer Fee.

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

■ TITLE EVIDENCE: Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of the purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall pay all costs of providing title evidence to Buyer. Buyer shall pay the costs of providing the title evidence required by Buyer's lender and recording the deed or other conveyance.

■ GAP ENDORSEMENT: Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's) STRIKE ONE ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded after the commitment date of the title insurance commitment and before the deed is recorded, subject to the title insurance policy conditions, exclusions and exceptions, provided the title company will issue the coverage. If a gap endorsement or equivalent gap coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 410-415).

■ DELIVERY OF MERCHANTABLE TITLE: The required title insurance commitment shall be delivered to Buyer's attorney or Buyer not less than 5 business days before closing, showing title to the Property as of a date no more than 15 days before delivery of such title evidence to be merchantable per lines 383-391, subject only to liens that will be paid out of the proceeds of closing and standard title insurance requirements and exceptions.

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

■ SPECIAL ASSESSMENTS/OTHER EXPENSES: Special assessments, if any, levied or for work actually commenced prior to the date stated on line 1 of this Offer shall be paid by Seller no later than closing. All other special assessments

shall be paid by Buyer. "Levied" means the local municipal governing body has adopted and published a final resolution describing the planned improvements and the assessment of benefits.

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

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

_____

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

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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; (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; and (iv) distribute copies of this Offer to the seller, or seller's agent, of another property that Seller intends on purchasing.

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

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

the Property.

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

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

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 that 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. THE FIRM AND ITS AGENTS 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.doc.wi.gov or by telephone at (608) 240-5830.

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

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

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

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

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

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

deliver to Buyer, at closing, the additional funds necessary to satisfy the applicable withholding requirement. Seller also shall pay to Buyer an amount not to exceed $1,000 for actual costs associated with the filing and administration of forms, affidavits, and certificates necessary for FIRPTA withholding and any withholding agent fees.

Any representations made by Seller with respect to FIRPTA shall survive the closing and delivery of the deed.

Firms, Agents, and Title Companies are not responsible for determining FIRPTA status or whether any FIRPTA exemption applies. The Parties are advised to consult with their respective independent legal counsel and tax advisors regarding FIRPTA.

[X] **SELLER PAYMENT OF COMPENSATION TO BUYER'S FIRM:** Seller agrees to pay to Buyer's Firm the amount of 1.6% of the purchase price (e.g., dollar amount, % of purchase price, etc.), toward Buyer's brokerage fees at closing. Payment made under this provision represents an economic adjustment only and does not create any agency relationship between Buyer's Firm and Seller, and the Parties agree Buyer's Firm is a direct and intended third party beneficiary of this contract.

ADDITIONAL PROVISIONS/CONTINGENCIES Sale of home subject to Sheboygan Area School District Board approval.

Currently tax exempt. No property tax credit at closing.

If any contingency expires on a Saturday, Sunday or federal holiday it automatically extends to the next business day.

The builder hereby guarantees the complete and proper execution of the works installed (hereafter called the WORKMANSHIP) in accordance with current industry practices and applicable standards, considering any published guidelines, instructions, or recommendations from the manufacturer. Builder to include a one year builder warranty beginning on the date of closing. Defects in workmanship or materials reported within this period shall be corrected by the builder at no cost to the Buyer.

Buyers to have their current home at 904 Mead Ave, Sheboygan, WI 53081 listed For Sale in the MLS by Stacy Bender of Greystone Asset LLC within 48 hours of an accepted offer to purchase 2825 Stonebrook Dr, Sheboygan, WI 53081.

DELIVERY OF DOCUMENTS AND WRITTEN NOTICES Unless otherwise stated in this Offer, delivery of documents and written notices to a Party shall be effective only when accomplished by one of the authorized methods specified at lines 574-589.

(1) Personal: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at line 576 or 577.

Name of Seller's recipient for delivery, if any: _____

Name of Buyer's recipient for delivery, if any: _____

[ ] (2) Fax: fax transmission of the document or written notice to the following number:

Seller: (_____) _____ Buyer: (_____) _____

[ ] (3) Commercial: depositing the document or written notice, fees prepaid or charged to an account, with a commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address at line 585 or 586.

[ ] (4) U.S. Mail: depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address.

Address for Seller: _____

Address for Buyer: _____

[X] (5) Email: electronically transmitting the document or written notice to the email address.

Email Address for Seller: TeamOppie@MovesRE.com

Email Address for Buyer: stacy@realtyandracing.com

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

[X] **ADDENDA**: The attached RECR, ADD A, ESCROW AGREEMENT, COVENANTS is/are made part of this Offer.

This Offer was drafted by [Licensee and Firm] Stacy Bender, Greystone Asset LLC

WIRE FRAUD WARNING! Wire Fraud is a real and serious risk. Never trust wiring instructions sent via email. Funds wired to a fraudulent account are often impossible to recover.

Criminals are hacking emails and sending fake wiring instructions by impersonating a real estate agent, Firm, lender, title company, attorney or other source connected to your transaction. These communications are convincing and professional in appearance but are created to steal your money. The fake wiring instructions may even be mistakenly forwarded to you by a legitimate source.

DO NOT initiate ANY wire transfer until you confirm wiring instructions IN PERSON or by YOU calling a verified number of the entity involved in the transfer of funds. Never use contact information provided by any suspicious communication.

Real estate agents and Firms ARE NOT responsible for the transmission, forwarding, or verification of any wiring or money transfer instructions.

(x) Donald S Gordon Jr 04/16/2026
Buyer's Signature ▲ Print Name Here ▶ Donald S Gordon Jr Date ▲

(x) Jenna L Gordon 04/16/2026
Buyer's Signature ▲ Print Name Here ▶ Jenna L Gordon Date ▲

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

(x) Jason Duff, ACP Coordinator SASD 04/16/2026
Seller's Signature ▲ Print Name Here ▶ Date ▲

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

This Offer was presented to Seller by [Licensee and Firm] _____

CENTURY 21 MOVES on 4-16-2026 at 1:00 a.m./p.m.

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

Authentisign ID: C43267EC-194B-F111-8EF3-000D3A1E5FED

Authentisign ID: 7EE46F24-2939-F111-8EF2-000D3A55CAFE

Authentisign ID: 6E44FCF5-6A28-F111-9A49-000D3A4FF82A

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

REAL ESTATE CONDITION REPORT

Century 21 MOVES, Inc

DISCLAIMER

THIS CONDITION REPORT CONCERNS THE REAL PROPERTY LOCATED AT 2825 Stonebrook Dr. IN THE City (CITY) (VILLAGE) (TOWN) OF Sheboygan, COUNTY OF Sheboygan STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF March (MONTH) 25 (DAY), 2026 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate containing one to four dwelling units, including a condominium unit and time-share property, by sale, exchange, or land contract is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

Authentisign ID: C43267EC-194B-F111-8EF3-000D3A1E5FED
Authent sign ID: 7EE45F24-2939-F111-8EF2-000D3A55CAFE
Authentisign ID: 6E44FCF5-6A26-F111-9A49-000D3A4FF82A

B. STRUCTURAL AND MECHANICAL

		YES	NO	N/A
B1.	Are you aware of defects in the roof? Roof defects may include items such as leakage or significant problems with gutters or eaves.	☐	☒	☐
B2.	Are you aware of defects in the electrical system? Electrical defects may include items such as *defects in solar panels and systems*, electrical wiring not in compliance with applicable code, knob and tube wiring, 60 amp service, or aluminum-branch circuit wiring.	☐	☒	☐
B3.	Are you aware of defects in part of the plumbing system (including the water heater, water softener, and swimming pool)? Other plumbing system defects may include items such as leaks or defects in pipes, toilets, interior or exterior faucets, bathtubs, showers, or any sprinkler system.	☐	☒	☐
B4.	Are you aware of defects in the heating and air conditioning system (including the air filters and humidifiers)? Heating and air conditioning defects may include items such as defects in the heating ventilation and air conditioning (HVAC) equipment, supplemental heaters, ventilating fans or fixtures, or solar collectors.	☐	☒	☐
B5.	Are you aware of defects in a woodburning stove or fireplace or of other defects caused by a fire in a stove or fireplace or elsewhere on the property? Such defects may include items such as defects in the chimney, fireplace flue, inserts, or other installed fireplace equipment; or woodburning stoves not installed pursuant to applicable code.	☐	☒	☐
B6.	Are you aware of defects related to smoke detectors or carbon monoxide detectors or a violation of applicable state or local smoke detector or carbon monoxide detector laws? NOTE: State law requires operating smoke detectors on all levels of all residential properties and operating carbon monoxide detectors on all levels of most residential properties (see Wis. Stat. ch. 101).	☐	☒	☐
B7.	Are you aware of defects in the basement or foundation (including cracks, seepage, and bulges)? Other basement defects may include items such as flooding, defects in drain tiling or sump pumps, or movement, shifting, or deterioration in the foundation.	☐	☒	☐
B8.	Are you aware of defects in any structure on the property? Structural defects with respect to the residence or other improvements may include items such as movement, shifting, or deterioration in walls; major cracks or flaws in interior or exterior walls, partitions, or the foundation; wood rot; and significant problems with driveways, sidewalks, patios, decks, fences, waterfront piers or walls, windows, doors, floors, ceilings, stairways, or insulation.	☐	☒	☐
B9.	Are you aware of defects in mechanical equipment included in the sale either as fixtures or personal property? Mechanical equipment defects may include items such as defects in any appliance, central vacuum, garage door opener, in-ground sprinkler, or in-ground pet containment system that is included in the sale.	☐	☒	☐
B10.	Are you aware of rented items located on the property such as a water softener or other water conditioner system *or water treatment system*, or other items affixed to or closely associated with the property? *Such items may include reverse osmosis systems, iron filters, or other filters.*	☐	☒	☐
B11.	Are you aware of basement, window, or plumbing leaks, overflow from sinks, bathtubs, or sewers, or other ongoing water or moisture intrusions or conditions?	☐	☒	☐

B12. Explanation of "yes" responses _____

C. ENVIRONMENTAL

		YES	NO	N/A
C1.	Are you aware of the presence of unsafe levels of mold?	☐	☒	☐
C2.	Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in paint, lead in soil, or other potentially hazardous or toxic substances on the property? NOTE: Specific	☐	☒	☐

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

		YES	NO	N/A
C3.	Are you aware of the presence of asbestos or asbestos-containing materials on the property?	☐	☒	☐
C4.	Are you aware of the presence of or a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties?	☐	☒	☐
C5.	Are you aware of current or previous termite, powder post beetle, or carpenter ant infestations or defects caused by animal, reptile, or insect infestations, *including infestations impacting trees*?	☐	☒	☐
C6.	Are you aware of water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead?	☐	☒	☐
C7.	Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?	☐	☒	☐

C8. Explanation of "yes" responses _____

D. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

		YES	NO	N/A
D1.	Are you aware of defects in a well on the property or in a well that serves the property, including unsafe well water? Well defects may include items such as an unused well not properly closed in conformance with state regulations, a well that was not constructed pursuant to state standards or local code, or a well that requires modifications to bring it into compliance with current code specifications. Well water defects might include, but are not limited to, unsafe levels of bacteria (total Coliform and E. coli), nitrate, arsenic, or other substances affecting human consumption safety.	☐	☒	☐
D2.	Are you aware of a joint well serving the property?	☐	☒	☐
D3.	Are you aware of a defect related to a joint well serving the property?	☐	☒	☐
D4.	Are you aware that a septic system or other private sanitary disposal system serves the property?	☐	☒	☐
D5.	Are you aware of defects in the septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations? Septic system defects may include items such as backups in toilets or in the basement; exterior ponding, overflows, or backups; or defective or missing baffles.	☐	☒	☐
D6.	Are you aware of underground or aboveground fuel storage tanks on or previously located on the property? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Regulations of the Wisconsin Department of Agriculture, Trade and Consumer Protection may require the closure or removal of unused tanks.)	☐	☒	☐
D7.	Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property? Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards.	☐	☒	☐
D8.	Are you aware of an "LP" tank on the property? (If "yes," specify in the additional information space whether the owner of the property either owns or leases the tank.)	☐	☒	☐
D9.	Are you aware of defects in an "LP" tank on the property?	☐	☒	☐

D10. Explanation of "yes" responses _____

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Authentisign ID: 7EE46F24-2939-F111-8EF2-000D3A55CAFE

Authentisign ID: 6E44FCF6-6A28-F111-9A49-000D3A4FF82A

E. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

		YES	NO	N/A
E1.	Have you received notice of property tax increases, other than normal annual increases, or are you aware of a pending property reassessment?	☐	☒	☐
E2.	Are you aware that remodeling was done that may increase the property's assessed value?	☐	☒	☐
E3.	Are you aware of pending special assessments?	☐	☒	☐
E4.	Are you aware that the property is located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?	☐	☒	☐
E5.	Are you aware of any proposed construction of a public project that may affect the use of the property?	☐	☒	☐
E6.	Are you aware of any remodeling, replacements, or repairs affecting the property's structure or mechanical systems that were done or additions to this property that were made during your period of ownership without the required permits?	☐	☒	☐
E7.	Are you aware of any land division involving the property for which a required state or local permit was not obtained?	☐	☒	☐

E8. Explanation of "yes" responses _____

F. LAND USE

		YES	NO	N/A
F1.	Are you aware of the property being part of or subject to a subdivision homeowners' association, *or other homeowners' association*?	☐	☒	☐
F2.	If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others?	☐	☒	☐
F3.	Are you aware of any zoning code violations with respect to the property?	☐	☒	☐
F4.	Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area?	☐	☒	☐
F5.	Are you aware of nonconforming uses of the property? A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance.	☐	☒	☐
F6.	Are you aware of conservation easements on the property? A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes.	☐	☒	☐
F7.	Are you aware of restrictive covenants or deed restrictions on the property?	☐	☒	☐
F8.	Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements?	☐	☒	☐
F8a.	*Are you aware of any private road agreements or shared driveway agreements relating to the property?*	☐	☒	☐
F9.	Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county?	☐	☒	☐
F10.	The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486.			
	a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)?	☐	☒	☐
	b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2))	☐	☒	☐

		YES	NO	N/A
	c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4))	☐	☒	☐
F11.	Is all or part of the property subject to or in violation of a farmland preservation agreement? Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Visit https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx for more information.	☐	☒	☐
F12.	Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program?	☐	☒	☐
F13.	Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)	☐	☒	☐
F14.	Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property? Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses.	☐	☒	☐
F15.	Are you aware there is not legal access to the property?	☐	☒	☐
F16.	Are you aware of federal, state, or local regulations requiring repairs, alterations, or corrections of an existing condition? This may include items such as orders to correct building code violations.	☐	☒	☐
F17.	Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information.	☐	☒	☐
F18.	Are you aware of a written agreement affecting riparian rights related to the property?	☐	☒	☐
F19.	Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator? Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway.	☐	☒	☐
F20.	Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information).	☐	☒	☐

F21. Explanation of "yes" responses _____

G. ADDITIONAL INFORMATION

		YES	NO	N/A
G1.	Have you filed any insurance claims relating to damage to this property or premises within the last five years?	☐	☒	☐
G2.	Are you aware of a structure on the property that is designated as a historic building or that all or any part of the property is in a historic district?	☐	☒	☐
G2a.	*Does the property currently have internet service?* *If so, who is your provider?* _____	☐	☒	☐
G2b.	*Does the property have an electric vehicle charging system and station or installed wiring for a future system or station?* *Is the system or station affixed to the property?*	☐	☒	☐
G2c.	*Does the property have accessibility features? If so, attach an Accessibility Features Report (see https://www.wra.org/Disabilities/).*	☐	☒	☐
G3.	Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative?	☐	☒	☐
G3a.	*Are you aware of any right of first refusal, recorded or not, on all or any portion of the property?*	☐	☒	☐

		YES	NO	N/A
G4.	Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.) Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer.	☐	☒	☐
G5.	Are you aware of other defects affecting the property? Other defects might include items such as drainage easement or grading problems; excessive sliding, settling, earth movements, or upheavals; or any other defect or material condition.	☐	☒	☐

G6. The owner has owned the property for _____ years.
G7. The owner has lived in the property for _____ years.
G8. Explanation of "yes" responses New Construction - Never been lived in

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at http:www.doc.wi.gov or by phone at 608-240-5830

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner [signature] SASD Act Coordinator Date 03/26/2026
Owner _____ Date _____
Owner _____ Date _____
Owner _____ Date _____
Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____
Person _____ Items _____ Date _____
Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer [Authentisign] Donald S Gordon Jr Date 04/16/26
Prospective buyer [Authentisign] Jenna L Gordon Date 04/16/26
Prospective buyer _____ Date _____
Prospective buyer _____ Date _____
Prospective buyer _____ Date _____

Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

LAKESHORE RA ADDENDUM A TO THE OFFER TO PURCHASE

This Addendum is made part of the Offer to Purchase dated April 15, 2026, made by Donald S Gordon Jr, Jenna L Gordon (Buyer), with respect to the Property at 2825 Stonebrook Dr, Sheboygan, WI 53081.

INSPECTION AND TESTING

CAUTION: Buyer must include contingencies in this Offer for any additional tests or inspections Buyer wishes to conduct. Specific addenda are available for testing or evaluation of Lead-Based Paint, Wetlands and Lead/Arsenic Pesticides. Parties should consult with legal counsel with questions regarding testing or this Addendum.

INSPECTIONS, TESTS, APPRAISALS, AND OPINIONS: Real estate agent(s) may furnish a list of independent inspectors/testers to the Seller/Buyer as a convenience to the Party(ies) and are not responsible for the competency or performance of the inspectors/testers. The Party designated as responsible for obtaining any inspection or test shall be solely responsible for determining the qualifications of the inspector/tester. In the event any inspection or test is ordered on behalf or at the direction of a Party by a Firm in the transaction, the Parties agree to hold the Firm harmless for any damages or liability resulting from the inspection or test, other than that caused by the Firm's negligence or intentional wrongdoing. Buyer may receive copies of certain inspection(s), test(s), appraisal(s) or other reports prepared for other parties and Buyer should review carefully such reports to determine the age and purpose of the report(s) and the standards of practice followed by the individual or entity preparing the report(s).

[x] **WAIVER OF INSPECTION CONTINGENCY:** Buyer acknowledges there may be benefits of an inspection as defined in the Offer. Buyer voluntarily waives the inclusion of an inspection contingency in this Offer.

HAZARDOUS SUBSTANCES: The parties are aware that public information sources indicate that certain hazardous substances, along with some building materials, including but not limited to, lead, lead-based paint, arsenic, radium, solvents, pesticides, radon gas, asbestos, mold and other toxic substances and chemicals within a structure, in soils, water service lines or in public and private drinking water (see: http://www.dnr.wi.gov), can cause serious health hazards. Seller represents that, to the best of Seller's knowledge, the Property does not contain any condition constituting a significant health hazard, unless otherwise indicated in Seller's Real Estate Condition Report or other written disclosures provided to Buyer. Buyer is encouraged to include inspection and testing contingencies in this Offer with respect to these substances and to consult with the appropriate experts if such condition(s) are material to Buyer.

[N/A] **TESTING CONTINGENCY:** This Offer is contingent upon (Buyer obtaining) (Seller providing) STRIKE ONE ("Buyer obtaining" if neither is stricken) a current written report from a qualified third party documenting the results of testing conducted pursuant to applicable government or industry protocols and standards, and which disclose(s) no unsafe levels of [indicate substances or compounds to be tested]: _____

_____

within _____ days ("15" if left blank) after acceptance, at (Buyer's) (Seller's) STRIKE ONE ("Buyer's" if neither is stricken) expense.

This Testing Contingency shall be deemed satisfied unless Buyer, within ____ days ("5" if left blank) after the deadline for obtaining said reports, delivers to Seller a copy of the written testing report(s) and a written notice listing the Defect(s) identified in such report(s) to which Buyer objects (Notice of Defects).

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

If Seller has the right to cure, Seller may satisfy this contingency by:

(1) delivering written notice to Buyer within 10 days after Buyer's delivery of the Notice of Defects stating Seller elects to cure Defects;

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

(3) delivering to Buyer a written report detailing the work done within 3 days prior to closing.

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

(1) Seller does not have a 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 written notice of election to cure.

A Defect is defined as per the Offer and does not include structural, mechanical or other conditions the nature and extent of which Buyer had actual knowledge or written notice before signing the Offer.

[N/A] **WELL SYSTEM INSPECTION CONTINGENCY:** This Offer is contingent upon Buyer receiving within _____ (days after acceptance) (days prior to closing) STRIKE AND COMPLETE AS APPLICABLE ("15 days prior to closing" if none indicated) a current report(s) from a Wisconsin licensed well driller or Wisconsin licensed pump installer competent to inspect well systems, that indicates that the well and pressure system conform to the code in effect at the time they were installed and are not disapproved for current use. (Buyer) (Seller) STRIKE ONE ("Seller" if neither is stricken) shall be responsible for obtaining the report, including all costs.

This contingency shall be deemed satisfied unless Buyer, within 5 days after the deadline for delivery of the required report, delivers to Seller, a copy of the report and written notice listing the Defect(s) identified in the report(s) to which Buyer objects (Notice of Defects). This Offer shall be null and void if Buyer delivers notice to Seller within 5 days after the

deadline for delivery of the report stating Seller failed to deliver the report by the deadline [if Seller was responsible to provide the report].

NOTE: If the well is inspected, the Well Water Testing Contingency at lines 111-147 is automatically selected and included in this Offer. The licensed well driller or pump installer inspecting the well will collect water samples to test for Coliform bacteria, nitrate and arsenic, and other substances listed at line 116. For more information, see https://dnr.wisconsin.gov/topic/Wells/RETransfer.html .

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

If Seller has the right to cure, Seller may satisfy this contingency by:

(1) delivering to Buyer a written notice of Seller's election to cure within _____ days ("7" if left blank) of receipt of Buyer's Notice of Defects; and

(2) by curing the defects in a good and workmanlike manner; and

(3) by delivering to Buyer a written report detailing the work done no later than ____ days ("3" if left blank) prior to closing.

This Offer shall be null and void if Buyer timely delivers the Notice of Defects and report to Seller and:

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

(2) Seller has a right to cure but:

(a) Seller delivers written notice to Buyer stating that Seller will not cure; or

(b) Seller does not timely deliver notice of Seller's election to cure.

If repairs, corrections or modifications are to be made at the Seller's expense; they shall be made prior to closing if time permits. If conditions or time do not permit Seller to cure before closing, Seller shall provide notice to Buyer stating why the cure could not be completed and a quote from an independent qualified contractor for the performance of the work. Funds shall be (credited to Buyer) (escrowed by Seller and the escrow agreement provided and paid for by Seller) STRIKE AND COMPLETE AS APPLICABLE ("escrowed by Seller and the escrow agreement provided and paid for by Seller" if neither is stricken) at closing in an amount equal to _____ times ("1.5" if left blank) the quote relating to the contingency. Buyer understands that funds credited or escrowed under this contingency may be greater or less than the actual cost. If escrow is selected, Buyer and Seller agree to cooperate with the preparation of an escrow agreement.

SHARED WELL AGREEMENT: IF A SHARED WELL IS ON OR SERVES THE PROPERTY, CHECK LINE 86 OR 90.

N/A **WAIVER OF SHARED WELL AGREEMENT CONTINGENCY:** Buyer understands the Property is served by a shared well and the owner of the Property and the owners of all other parcels served by the shared well may share in the rights and obligations relating to the shared well, including use and maintenance. Buyer hereby waives the inclusion of a shared well agreement contingency for the Property in this Offer.

N/A **SHARED WELL AGREEMENT CONTINGENCY:** This Offer is contingent upon (Buyer obtaining) (Seller providing) STRIKE ONE ("Seller providing" if neither is stricken), at (Buyer's) (Seller's) STRIKE ONE ("Seller's if neither is stricken) expense a shared well agreement within (_____ days after acceptance) (_____ days prior to closing) STRIKE AND COMPLETE AS APPLICABLE ("15 days prior to closing" if none indicated). If the agreement is not of record, it shall be provided in recordable form with recording fees to be at (Buyer's) (Seller's) STRIKE ONE ("Seller's" if neither is stricken) expense. This contingency shall be deemed satisfied unless Buyer, within 5 days of the deadline for delivery of the required agreement, delivers to Seller, a copy of the agreement and written notice listing the Buyer's specific objections to the terms and conditions of the agreement (Notice of Defects). This Offer shall be null and void if Buyer delivers notice to Seller within 5 days of the deadline for delivery of the agreement stating Seller failed to deliver the report by the deadline [if Seller was responsible to provide the report].

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

If Seller has the right to cure, Seller may satisfy this contingency by:

(1) delivering to Buyer a written notice of Seller's election to cure within _____ days ("10" if left blank) of receipt of Buyer's notice; and

(2) by delivering to Buyer a copy of the agreement with specific terms and conditions acceptable to the Buyer no later than _____ days ("30" if left blank) after acceptance of this Offer.

This Offer shall be null and void if Buyer timely delivers the notice and agreement to Seller and:

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

(2) Seller has a right to cure but:

(a) Seller delivers written notice to Buyer stating that Seller will not cure; or

(b) Seller does not timely deliver notice of Seller's election to cure.

N/A **WELL WATER TESTING CONTINGENCY:** This Offer is contingent upon Buyer receiving, no later than ____ days ("15" if left blank) (after acceptance) (prior to closing) STRIKE ONE ("prior to closing" if neither is stricken), a current written report from a state-certified or other independent qualified lab that indicates the well(s) is/are supplying water that is within the levels established by federal or state laws or guidelines regulating public water systems for safe human consumption, relative to the following substances: bacteria (total Coliform and E.Coli), nitrate, arsenic and: _____. **(Note:** If desired by Buyer or required by Buyer's lender, insert other substances that may affecting drinking water safety such as pesticides, lead, nitrate, copper, radium, radon, etc., or that may affect water aesthetics, such as iron, sulfur bacteria, etc. See the DNR website at http://dnr.wi.gov/topic/wells/waterquality.html for information).

(Buyer) (Seller) STRIKE ONE ("Seller" if neither is stricken) shall be responsible for obtaining the report(s), including all costs. All water samples used for testing shall be taken after binding acceptance of this Offer by a licensed plumber or other independent qualified person. This contingency shall be deemed satisfied unless Buyer, within 5 days of the deadline for delivery of the required report(s), delivers to Seller, a copy of the report(s) and written notice listing the Defect(s) identified in those report(s) to which Buyer objects (Notice of Defects). This Offer shall be null and void if Buyer delivers notice to Seller within 5 days of the deadline for delivery of the report stating Seller failed to deliver the report by the deadline [if Seller was responsible to provide the report]. The Parties agree if the initial report indicates bacteriological contamination, Seller may have the well chlorinated and re-tested up to 2 times.

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

If Seller has the right to cure, Seller may satisfy this contingency by:

(1) delivering to Buyer a written notice of Seller's election to cure within 7 days of receipt of Buyer's notice; and

(2) by curing the defects in a good and workmanlike manner; and

(3) by delivering to Buyer a written report detailing the work done prior to closing.

This Offer shall be null and void if Buyer timely delivers the Notice of Defects and report to Seller and:

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

(2) Seller has a right to cure but:

(a) Seller delivers written notice to Buyer stating that Seller will not cure; or

(b) Seller does not timely deliver notice of Seller's election to cure.

If well water test reports reveal unsafe levels of any substance listed on line 116 and Seller has the right to cure, Seller may cure through installation of (Point of Entry) (Point of Use) STRIKE ONE ("Point of Use" if neither is stricken) water treatment devices approved by the Department of Safety and Professional Services. If repairs, corrections or modifications are to be made at the Seller's expense; they shall be made prior to closing if time permits. If conditions or time do not permit Seller to cure before closing, Seller shall provide notice to Buyer stating why the cure could not be completed and a quote from an independent qualified contractor for the performance of the work. Funds shall be (credited to Buyer) (escrowed by Seller and the escrow agreement provided and paid for by Seller) STRIKE AND COMPLETE AS APPLICABLE at closing in an amount equal to _____ times ("1.5" if left blank) the quote relating to the contingency. Buyer understands that funds credited or escrowed under this contingency may be greater or less than the actual cost. If escrow is selected, Buyer and Seller agree to cooperate with the preparation of an escrow agreement.

ABANDONED WELLS: If Seller has notice or knowledge of an abandoned well(s) on the Property, or any other well(s) required to be closed per applicable law, or Seller is made aware of such a well(s) prior to closing, Seller shall, prior to closing, close the well(s) at Seller's expense and provide Buyer with documentation of closure in compliance with applicable codes or provide Buyer with documentation evidencing the well(s) was previously closed in compliance with the applicable codes in effect at the time of closure.

PRIVATE SANITARY SYSTEM (POWTS): If a POWTS is on or serves the Property, check line 154 or 158.

N/A **WAIVER OF PRIVATE SANITARY SYSTEM (POWTS) INSPECTION CONTINGENCY:** Buyer understands the results of prior inspection reports provided for "information only" cannot be relied upon as an accurate assessment of current POWTS conditions and acknowledges there may be benefits of testing the POWTS. Buyer hereby voluntarily waives the inclusion of a POWTS inspection contingency for the Property in this Offer.

N/A **PRIVATE SANITARY SYSTEM (POWTS) INSPECTION CONTINGENCY:** This Offer is contingent upon Buyer receiving within (_____ days after acceptance) (_____ days prior to closing) STRIKE AND COMPLETE AS APPLICABLE ("15 days prior to closing" if none indicated) a current report from a master plumber, a journeyman plumber, a restricted service master or journeyman plumber licensed under Wis. Stat. Ch. 145, certified POWTS inspector, certified septage servicing operator, registered POWTS maintainer, or other person who is qualified to undertake the inspection, indicating that the POWTS conforms to the code in effect when the system was installed, is not disapproved for current use, and is hydraulically functional and structurally sound. (Buyer) (Seller) STRIKE ONE ("Buyer" if neither is stricken) shall be responsible for obtaining the report(s), including all costs. The POWTS shall be pumped at the time of inspection if required by the inspector at the Seller's expense. This contingency shall be deemed satisfied unless Buyer, within 5 days of the deadline for delivery of the required report, delivers to Seller, a copy of the report and written notice listing the Defect(s) identified in those report(s) to which Buyer objects (Notice of Defects). This Offer shall be null and void if Buyer delivers notice to Seller within 5 days of the deadline for delivery of the report stating Seller failed to deliver the report by the deadline [if Seller was responsible to provide the report].

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

If Seller has the right to cure, Seller may satisfy this contingency by:

(1) delivering to Buyer a written notice of Seller's election to cure within _____ ("10" if left blank) of receipt of Buyer's notice; and

(2) by curing the defects in a good and workmanlike manner; and

(3) by delivering to Buyer a written report detailing the work done no later than _____ days ("3" if left blank) prior to closing.

This Offer shall be null and void if Buyer timely delivers the Notice of Defects and report to Seller and:

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

(2) Seller has a right to cure but:

(a) Seller delivers written notice to Buyer stating that Seller will not cure; or
(b) Seller does not timely deliver notice of Seller's election to cure.

If repairs, corrections or modifications are to be made at the Seller's expense; they shall be made prior to closing if time permits. If conditions or time do not permit Seller to cure before closing, Seller shall provide notice to Buyer stating why the cure could not be completed and a quote from an independent qualified contractor for the performance of the work. Funds shall be (credited to Buyer) (escrowed by Seller and the escrow agreement provided and paid for by Seller) STRIKE AND COMPLETE AS APPLICABLE at closing in an amount equal to _____ times ("1.5" if left blank) the quote relating to the contingency. Buyer understands that funds credited or escrowed under this contingency may be greater or less than the actual cost. If escrow is selected, Buyer and Seller agree to cooperate with the preparation of an escrow agreement.

FINANCIAL PROVISIONS

■ **FINANCING ISSUES: Financing Commitment Contingency – Additional Terms: The Financing Commitment Contingency in the Offer includes the following terms:**

A. Within 7 days of acceptance, Buyer shall obtain written confirmation from a financial institution that Buyer has applied for financing. Seller may, no earlier than 7 days after acceptance, deliver a written request for written confirmation of application. Buyer shall deliver written confirmation of application no later than 5 days after Seller's delivery of the written request or Seller may, at Seller's option, declare this Offer null and void.

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

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

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

NOTICE: The closing company may require Parties to wire funds necessary for the completion of the transaction to the closing company's account. The Parties acknowledge this requirement may result in an additional cost to be paid by Buyer, unless otherwise agreed to in writing.

■ **FEDERAL VA AND FHA MORTGAGE:** If this Offer is contingent upon Buyer obtaining an FHA or Federal VA loan, it is also contingent upon the Parties executing an FHA or Federal VA amendment to the contract that shall give Buyer the right to terminate the Offer if the Property fails to appraise for the purchase price.

■ **VA MORTGAGE WOOD DESTROYING INSECT INSPECTION:** If this Offer is contingent upon Buyer obtaining a Federal VA loan, and the Property is in a county where an inspection for wood destroying insects is required, the (Buyer) (Seller) STRIKE ONE ("Seller" if neither is stricken) shall be responsible for obtaining a report by a VA-approved pest control operator using a VA-approved collection method at Seller's expense. Buyer may terminate this Offer by delivering written notice within _____ day(s) ("7" if left blank) after receiving a report revealing damage or infestation. Should Buyer fail to notify Seller by the deadline stated on line 216, Buyer waives the right to terminate this Offer pursuant to this provision. (See https://www.benefits.va.gov/HOMELOANS/appraiser_cv_local_req.asp.)

N/A **WAIVER OF APPRAISAL CONTINGENCY:** Buyer acknowledges there may be benefits to obtaining an appraisal report for the Property. Buyer voluntarily waives the right to have a separate appraisal contingency for the Property in this Offer.

■ **ASSOCIATION FEE:** Buyer acknowledges the association fee of $_____ ("$0" if left blank) per_____.

N/A **SELLER'S CONTRIBUTION(S):** Seller shall give Buyer a credit at closing in the amount of $_____ to assist Buyer in purchasing the Property. Buyer may use such funds for closing costs, prepaids, escrows, and/or other fees allowed by Buyer's lender. Any funds not approved by Buyer's lender/underwriter prior to closing shall be credited back to the Seller at closing.

CAUTION: No part of such funds may be used for payment of commission or fees to any Firm.

PROPERTY CONDITIONS

N/A **SHARED DRIVEWAY AGREEMENT CONTINGENCY:** This Offer is contingent upon (Buyer obtaining) (Seller providing) STRIKE ONE ("Seller providing" if neither is stricken), at (Buyer's) (Seller's) STRIKE ONE ("Seller's" if neither is stricken) expense a shared driveway agreement within (_____ days after acceptance) (_____ days prior to closing) STRIKE AND COMPLETE AS APPLICABLE ("15 days prior to closing" if none indicated). If the agreement is not of record, it shall be provided in recordable form with recording fees to be at (Buyer's) (Seller's) STRIKE ONE ("Seller's" if neither is stricken) expense. This contingency shall be deemed satisfied unless Buyer, within 5 days of the deadline for delivery of the required agreement, delivers to Seller, a copy of the agreement and written notice listing the Buyer's specific objections to the terms and conditions of the agreement (Notice of Defects). This Offer shall be null and void if Buyer delivers notice to Seller within 5 days of the deadline for delivery of the report stating Seller failed to deliver the report by the deadline [if Seller was responsible to provide the report].

■ **RIGHT TO CURE:** Seller (shall) (shall not) STRIKE ONE ("shall" if neither is stricken) have the right to cure. If Seller has the right to cure, Seller may satisfy this contingency by:
(1) delivering to Buyer written notice of Seller's election to cure within 7 days of receipt of Buyer's notice; and
(2) by delivering to Buyer a copy of the agreement with specific terms and conditions acceptable to the Buyer.
This Offer shall be null and void if Buyer timely delivers the notice and agreement to Seller and:
(1) Seller does not have the right to cure; or
(2) Seller has a right to cure but:
(a) Seller delivers written notice to Buyer stating that Seller will not cure; or
(b) Seller does not timely deliver notice of Seller's election to cure.

■ **ZONING AND BUILDING RESTRICTIONS, COMPREHENSIVE PLANS AND NON-CONFORMING STRUCTURES:** Municipal zoning and building restrictions may affect use of the Property, and comprehensive plans may affect future use or value of the Property by influencing future development in the municipality. Buyer is informed that some buildings are considered legal non-conforming structures because they no longer conform to current dimensional zoning standards due to zoning standards and ordinances enacted after the building was constructed. Buyer's ability to remodel, repair, replace or enlarge an existing non-conforming structure may be regulated by the municipality. Buyer is encouraged to contact the appropriate municipal authorities regarding zoning and building restrictions and comprehensive plans if these issues are material to Buyer's decision to purchase.

■ **SHORELANDS:** Many areas located near lakes, ponds, flowages, rivers or stream (including but not limited to Lake Michigan and/or the Milwaukee River) may be considered "shoreland areas" and subject to the Ozaukee County and Sheboygan County Shoreland Zoning Ordinances. This may affect the Buyer's ability to build, rebuild, remodel, replace and enlarge or use an existing structure. Buyer is advised to check with the applicable municipal authorities regarding existing zoning, shoreland zoning and building restrictions if these are material to Buyer's decision to purchase.

■ **FLOOD PLAINS/WETLANDS:** Buyer is informed that all areas even areas heavily developed may be located in a floodplain or contain wetlands. Buyer is aware that many floodplain and wetland maps lack detail, are difficult to interpret and may not be accurate. Buyer acknowledges that is recommended that Buyer seek professional assistance in interpreting any flood plain, wetlands and shoreland maps if such information is material to Buyer's decision.

■ **FLOOD INSURANCE:** Buyer's mortgage lender may require Buyer to purchase flood insurance in connection with the purchase of the Property. The National Flood Insurance Program (NFIP) (https://www.floodsmart.gov/floodsmart/) provides for the availability of flood insurance and establishes flood insurance premiums based on the risk of flooding. Recent changes to federal law may result in flood insurance premiums that are likely higher, and in the future may be substantially higher, than premiums paid by Seller. Buyer should consult with one or more flood insurance carriers regarding flood insurance coverage, current and future premiums, and whether Buyer may assume Seller's policy. Buyer may wish to contact NFIP for information about flood insurance for this Property.

■ **INSURANCE ISSUES:** Seller agrees to allow representatives of Buyer's insurance company reasonable access to the Property upon advance notice for inspections relating to Buyer's insurance application. The Parties are advised to contact their insurance agents with questions regarding insurability and costs.

■ **UNDERGROUND STORAGE TANKS and BASEMENT FUEL OIL TANKS:** If Seller has notice or knowledge of an underground storage tank (UST) or basement or above ground fuel tank on the Property, or if one of discovered prior to closing, Seller shall, prior to closing, deliver to Buyer written confirmation that the tank, related components and procedures relating to upgrading and/or closure are in full compliance with federal, state and local regulations. Seller's written confirmation shall include a copy of any applicable contractor's closure report and any Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) registration. It is Buyer's sole responsibility to re-register in his or her name(s) any underground storage tanks remaining in use upon the Property after close of sale and to comply with applicable DATCP and Wisconsin Administrative Code requirements. For more information visit datcp.wi.gov/consumer.
NOTE: Removal of most residential basement fuel oil tanks is not required under state law.

■ **AREA CONDITIONS:** Properties are affected by existing and proposed conditions and services in the area surrounding the property. Existing and future residential, recreational, commercial and/or industrial development, road and/or freeway construction, sewer or water or other public utility construction, area wide reassessments may affect the Property. Buyer is aware that properties near highways, industrial developments, farms, public transportation, etc. may be affected by noise or odors. Buyer acknowledges that if material to Buyer's decision to purchase, Buyer has reviewed Seller's and Firm's representations regarding known local conditions and has become familiar with the area surrounding the Property and has personally investigated future proposed developments and consulted with local/state municipal offices, including the assessor's office as needed and is satisfied with current and proposed area conditions.

■ **PROPERTY CONDITIONS:** Parties are aware that news media and other public information sources indicate that asbestos, mold, lead-based paint, polychlorinated biphenyls (PCB), lead in drinking water, radium, radon gas and other toxic substances and chemicals within a structure of in soils or water supplies can cause serious health hazards. Unless otherwise disclosed in writing, Seller represents that to the best of Seller's knowledge the Property does not contain asbestos, lead-based paint, or unhealthy concentrations of mold, radon gas, lead, radium or other toxic or harmful substances or chemicals. A number of communities report elevated levels of radium may be present in the municipal water supply. Buyer agrees to obtain independent third-party inspections and tests to determine if any material property conditions/defects exist on the Property. Buyer acknowledges that Buyer has made such independent inquires as Buyer deemed necessary concerning any factors material to the Property or the transaction. Buyer

acknowledges that in purchasing the property, Buyer has relied on Buyer's independent inspection and analysis of the Property and upon the statements, disclosures and representations contained in this Offer, in any Seller's disclosure report(s) and in any written statements provided to Buyer. Buyer further acknowledges that neither Seller nor any real estate agents involved in this transaction have made any representations concerning the Property or the transaction other than those stated 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 statement purporting to be based on personal knowledge unless the same is specifically set forth in this Offer, incorporated into this Offer by reference or otherwise provided to the Buyer in writing. Buyer agrees that Buyer has not requested Seller, nor has any real estate agent, offered to verify the accuracy of any of Seller's or other third party's statements, disclosures, and representations contained in this Offer unless the request is specifically set forth in this Offer.

[N/A] **HOME WARRANTY PLAN:** A limited home warranty plan for a term of one year shall be included, effective the date of closing, provided the Property qualifies for the warranty plan. The cost of the home warranty shall not exceed $_____ and will be paid by (Buyer) (Seller) [STRIKE ONE] ("Buyer" if neither is stricken) at closing. The warranty plan will be ordered by the (listing) (cooperating) [STRIKE ONE] ("cooperating" if neither is stricken) Firm. Buyer is advised that a home inspection may detect pre-existing conditions that may not be covered under the warranty plan.

[N/A] **WAIVER OF HOME WARRANTY:** Buyer acknowledges there may be benefits to having a limited home warranty plan for the Property. Buyer voluntarily waives the inclusion of any requirement for a limited home warranty plan for the Property in this Offer.

■ **MUNICIPALITY DISCREPANCY:** Buyer acknowledges that while the Property mailing address may be within one municipality, the Property may be physically located in an adjoining municipality that will determine the applicable property taxes and school district. State mailing address if different than the address used in the Property description: _____.

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

■ **ADDITIONAL CONTINGENCY:** This Offer is contingent upon _____

_____

_____

_____

_____ on or before _____. In the event _____

_____,

Buyer may, at Buyer's option, terminate this Offer by written notice delivered to Seller within _____ days ("3" if left blank) after the Deadline stated on line 328. Should Buyer fail to notify Seller, Buyer shall be deemed to have waived this contingency.

ADDITIONAL PROVISIONS: _____

_____

_____

_____

_____

_____

_____

_____

_____

■ **CLOSING DISCLOSURE INFORMATION:** To facilitate lender preparation of the Closing Disclosure:

Name of Firm **for Buyer** Greystone Asset LLC
Company Address W6955 Stoney Ridge Plymouth W
Firm License No. 937289-91
Selling Agent's Name Stacy Bender
License No. 111376-94
Email address stacy@realtyandracing.com
Telephone No. (920) 400-7339

Name of Firm **for Seller** Century 21 Moves: 625004
Company Address 3100 Wilgus Avenue Sheboygan,
Firm License No. 835133-91
Listing Agent's Name Steven T Opgenorth
License No. 41015-94
Email address TeamOppie@MovesRE.com
Telephone No. (920) 980-9431

■ **READING/UNDERSTANDING:** By initialing and dating this Addendum, each Party acknowledges they have received and carefully read all pages of this Addendum. Initialing does not signify acceptance or agreement with the terms of this Addendum.

(X) DGG 04/14 _____ 04/16/26
(Buyer(s)' Initials) ▲ Date ▲

(X) JD _____ 04/16/2026
(Seller(s)' Initials) ▲ Date ▲

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Donald Gordon

Authentisign ID: C43267EC-194B-F111-8EF3-000D3A1E5FED
Authentisign ID: 7EE48F24-2939-F111-8EF2-000D3A55CAFE
Authentisign ID: 8E44FCF5-6A28-F111-8A48-000D3A4FF82A

DEPOSITORY ESCROW AGREEMENT FOR EARNEST MONEY

Subject Property: 2825 STONEBROOK DR. SHEBOYGAN, WI.

Seller/Owner: S.A.S.D.

Buyer/Purchaser: _____

Listing Agent: STEVE ORGANKIN OSBURY 21 MOVES

Selling Agent: _____

ESCROW FUNDS PAYABLE TO: Guaranty Closing & Title Services

The undersigned Seller(s) and Purchaser(s) hereby irrevocably authorize

Guaranty Closing & Title Services (title company) to hold in escrow in connection with the above reference transaction, the sum of $_____ as EARNEST MONEY.

Said funds shall be held in a non-interest bearing account maintained in Guaranty Closing & Title Services (title company's) regular course of business and shall be maintained therein until such time as

Guaranty Closing & Title Services (title company) receives mutual instructions from Seller(s) and Buyer(s) as to its disposition or an order of Court relative thereto.

Seller(s) and Purchaser(s) hereby release and discharge Guaranty Closing & Title Services (title company) from any claim or cause of action they may have, presently or in the future, against each other for said earnest money and further release and hold harmless Guaranty Closing & Title Services (title company) for any loss or damage they may incur by reason of Guaranty Closing & Title Services (title company) executing the terms of this DEPOSITORY ESCROW AGREEMENT FOR EARNEST MONEY.

This Agreement is valid as signed in counterparts as if all parties hereto had signed the same document.

SELLER/OWNER:

Signature: SASD ACP Coordinator — Date: 03/26/2026

Signature _____ — Date _____

BUYER/PURCHASER:

Authentisign: Donald S Gordon Jr — Donald S Gordon Jr — 04/16/26
Signature — Date

Authentisign: Jenna L Gordon — Jenna L Gordon — 04/16/26
Signature — Date