



EXCEPTIONS TO WARRANTIES AND REPRESENTATIONS

1. The Seller has never lived in the property and has no knowledge of any structural or mechanical defect of material significance, including inadequacy for normal residential use of mechanical systems, sanitary disposal systems, well, if present, or unsafe water according to state standards. The Seller sells this property in an "AS IS" condition. The Buyer will have 10 days from the acceptance of this offer, or from the date of the financing commitment if financing is a contingency, to have the property inspected by any expert the Buyer desires, at the Buyer's expense and with proper notice to the Seller. If any such inspection should produce an unacceptable report, the offer will be null and void and the Buyer's earnest money returned, providing the Buyer presents a copy of that report to the Seller.

2. The Seller will not warrant those matters that may be disclosed by a survey.

3. The Buyer will assume any requirements and costs necessary due to the Wisconsin Rental Weatherization Program.

Offer to Purchase Dated _____ 20 _____

Property Address _____

Date _____ Buyer _____

Date _____ Buyer _____

This form (WDVA 2109) must accompany all Offers to Purchase that are submitted to the Seller.