

ADDENDUM AR TO THE OFFER TO PURCHASE (RIDER)

Addendum AR may be used with any of the following Offers to Purchase with mandatory use dates in the year 2000: WB-12 Farm, WB-13 Vacant Land, WB-14 Residential Condominium, or WB-15 Commercial Offer to Purchase. Addendum AR is NOT necessary with the 2010 WB-11 Residential Offer to Purchase or other offers with mandatory use dates in 2010 or thereafter.

1 This Addendum is made part of the Offer to Purchase dated _____, made by _____
2 _____ (Buyer), with respect to the Property at _____
3 _____.

4 **OPTIONAL PROVISIONS** Terms preceded by an open box()are part of this addendum only if marked, such as with an
5 "x." They are not part of this Addendum if marked "n/a" or are left blank.

6 **APPRAISAL CONTINGENCY:** This Offer is contingent upon the Buyer or a lender of Buyer's choice having the
7 Property appraised, at Buyer's expense, by a Wisconsin licensed or certified independent appraiser who issues an
8 appraisal report dated subsequent to the date of this Offer indicating an appraised value for the Property equal to or
9 greater than the agreed upon purchase price. This contingency shall be deemed satisfied unless Buyer, within _____ days
10 of acceptance, delivers to Seller, and to listing broker if Property is listed, a copy of the appraisal report which
11 indicates that the appraised value is not equal to or greater than the agreed upon purchase price, accompanied by
12 a written notice of termination.

13 **GAP ENDORSEMENT:** Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's) (Buyer's)
14 **STRIKE ONE** ("Seller's" if neither is stricken) cost to provide coverage for any liens or encumbrances first filed or
15 recorded after the effective date of the title insurance commitment and before the deed is recorded, subject to standard
16 coverage exclusions, provided the title company will issue the endorsement. If a gap endorsement or equivalent
17 coverage is not available, Buyer may give written notice that title is not acceptable for closing (see TITLE NOT
18 ACCEPTABLE FOR CLOSING section of this Offer).

19 **ALTERNATIVE REAL ESTATE TAX PRORATION FORMULAS:**
20 Real estate taxes shall be prorated based on [CHECK BOX FOR APPLICABLE PRORATION FORMULA]:
21 Current assessment times current mill rate (current means as of the date of closing)
22 Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior
23 year, or current year if known, multiplied by current mill rate (current means as of the date of closing)

24 **NOTE: If no box is checked and no formula is specified in the Offer, then prorations shall be based on the net**
25 **general real estate taxes for the current year, if known, or otherwise on the net general real estate taxes for the**
26 **preceding year.**

27 **CAUTION: Buyer is encouraged to contact the local assessor regarding possible tax changes.**
28 Buyer and Seller agree to re-prorate the real estate taxes through the day prior to closing based upon the taxes on
29 the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall,
30 within 5 days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing and
31 the parties shall re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a
32 post-closing obligation and is the responsibility of the Parties to complete, not the responsibility of the real estate
33 brokers in this transaction.

34 **E-MAIL DELIVERY:** In addition to other delivery methods specified in this Offer, documents and written notices may
35 be delivered by electronically transmitting the document or written notice to the party's e-mail address, if given below at
36 lines 40 or 41. If this is a consumer transaction where the property being purchased is used primarily for personal,
37 family or household purposes, each consumer providing an e-mail address below has first consented electronically to
38 the use of electronic documents, e-mail delivery and electronic signatures in the transaction, as required by federal law.
39 E-Mail address for Seller (optional): _____
40 E-Mail address for Buyer (optional): _____

41 **■ OTHER FEES IN CONDOMINIUM OFFERS:** The Association may charge other fees at, or subsequent to, closing which may
42 include storage, Additional Association, reserves, start-up, administrative, etc.

43 **NOTE: Buyer is advised to review condominium disclosure materials including, but not limited to, current**
44 **financial disclosure statements and other condominium materials described in the Additional Condominium**
45 **Issues subsection of the Offer, as relevant.**

46 **■ READING/UNDERSTANDING:** By initialing and dating below, each Party acknowledges they have received and
47 carefully read both pages of this Addendum. (Initialing below by Seller does not signify acceptance or agreement with the terms
48 of this Addendum.)

49 (X) _____ (X) _____ (X) _____ (X) _____
Buyer's Initials ▲ Date ▲ Buyer's Initials ▲ Date ▲ Seller's Initials ▲ Date ▲ Seller's Initials ▲ Date ▲

50 **■ NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are**
 51 **included/excluded in the purchase price.**

52 **■ INSPECTIONS, TESTS AND APPRAISALS:** Seller agrees to allow Buyer's inspectors, testers and appraisers
 53 reasonable access to the Property upon advance notice, if necessary to satisfy the contingencies in this Offer. Buyer
 54 and licensees may be present at all inspections and testing. Buyer agrees to promptly restore the Property to its original
 55 condition after Buyer's inspections and testing are completed unless otherwise agreed to with Seller. Buyer agrees to
 56 promptly provide copies of all inspection and testing reports to Seller, and to listing broker if Property is listed.

57 **■ IF THIS OFFER IS NOT CONTINGENT ON FINANCING:** Within 7 days of acceptance a financial institution or a third
 58 party in control of Buyer's funds shall provide Seller with reasonable written verification that Buyer has, at the time of
 59 verification, sufficient funds to close. If such written verification, is not provided, Seller has the right to terminate this Offer
 60 by delivering written notice to Buyer. Buyer may or may not obtain mortgage financing but does not need the protection of a
 61 financing contingency. Seller agrees to allow Buyer's appraiser access to the Property for purposes of an appraisal. Buyer
 62 understands and agrees that this Offer is not subject to the appraisal meeting any particular value, unless this Offer is
 63 subject to an appraisal contingency, nor does the right of access for an appraisal constitute a financing contingency.

64 **■ DISTRIBUTION OF INFORMATION:** Buyer and Seller authorize the agents of Buyer and Seller to report sales and
 65 financing concession data to multiple listing service sold databases and provide listing, pending sale, closed sale and
 66 financing concession information and data, and related information regarding seller contributions, incentives or
 67 assistance, and third party gifts, to appraiser researching comparable sales, market conditions and listings, upon
 68 inquiry.

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

72 **■ ACTUAL RECEIPT DEFINITION:** "Actual receipt" means that a Party, not the Party's recipient for delivery, if any, has
 73 the document or written notice physically in the Party's possession, regardless of the method of delivery.

74 **■ DELIVERY OF CONDOMINIUM DISCLOSURE MATERIALS (CONDOMINIUM OFFERS ONLY):** The condominium
 75 disclosure materials shall be delivered to Buyer within 10 days of acceptance of this Offer but no later than 15 days prior to
 76 closing. If the disclosure materials are delivered to Buyer and Buyer does not receive all of the disclosure documents, Buyer may,
 77 within 5 business days of Buyer's receipt of the disclosure materials, either rescind the Offer or request any missing documents.
 78 Seller has 5 business days following receipt of Buyer's request for missing documents to deliver the requested
 79 documents. Buyer may rescind the sale within 5 business days of the earlier of Buyer's receipt of requested missing
 80 documents or the deadline for Seller's delivery of the documents [Wis. Stat. § 703.33(4)(b)].

81 **The Parties agree that the 5 business days begin upon the earlier of: (1) Buyer's Actual Receipt of the disclosure materials**
 82 **or missing documents, or (2) upon the deadline for Seller's delivery of the documents.**

83 **■ UNPAID CONDOMINIUM ASSESSMENTS (CONDOMINIUM OFFERS ONLY):** All unpaid assessments shall be paid by
 84 Seller no later than closing.

85 **CAUTION (CONDOMINIUM OFFERS ONLY):** Describe any available parking or storage that is not part of the Unit or
 86 the Limited Common Elements in ADDITIONAL PROVISIONS or attach as an addendum to this Offer.

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

89 **BUYER AND SELLER ARE ADVISED THAT THIS ADDENDUM CONTAINS PROVISIONS THAT MAY NOT BE APPROPRIATE IN**
 90 **ALL TRANSACTIONS. NO REPRESENTATION IS MADE THAT THE PROVISIONS OF THIS ADDENDUM ARE APPROPRIATE,**
 91 **ADEQUATE OR LEGALLY SUFFICIENT FOR ANY SPECIFIC TRANSACTION. BUYER AND SELLER ARE ENCOURAGED TO**
 92 **CONSULT WITH THEIR OWN LEGAL COUNSEL REGARDING THE PROVISIONS OF THE OFFER AND THIS ADDENDUM.**

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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.