SELLER GIVES THE FIRM THE EXCLUSIVE RIGHT TO SELL THE PROPERTY ON THE FOLLOWING TERMS:

1. PROPERTY DESCRIPTION: Street address is: ________________________________________________________
   County of ________________________________________________________.

2. NOT INCLUDED IN LIST PRICE:
   a) ________________________________________________________________________________________.

3. GOVERNMENTAL AND CONSERVATION PROGRAMS: Seller represents that all or some of the Property is enrolled in the following governmental conservation, farmland, environmental, land use or use restricting programs, agreements or conservation easements, (county, state or federal):
   ________________________________________________________________________________________.

4. USE VALUE ASSESSMENT: Seller represents that (all or some of the Property) (none of the Property) has been assessed as agricultural property under use value law.

5. SPECIAL ASSESSMENTS: Seller represents that the Property is subject to the following special assessments:
   ________________________________________________________________________________________.

6. SPECIAL ZONING, LAND USE OR DEVELOPMENT RESTRICTIONS: Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

7. RIGHT OF FIRST REFUSAL: There (is) (is not) a right of first refusal on part or all of the Property.

8. ZONING: Seller represents that the property is zoned:
   ________________________________________________________________________________________.

9. UTILITY CONNECTIONS: Seller represents that the locations of the following utility connections are as follows:
   (e.g. at the lot line, on the property, across the street, unknown, unavailable, etc.):
   a) electricity __________________________________________; gas ________________________________________;
      municipal water ____________________________________; telephone ________________________________;
      cable __________________________________________; other __________________________________________
   ________________________________________________________________________________________.

10. MARKETING: Seller authorizes and the Firm and its agents agree to use reasonable efforts to market the Property.
    Seller agrees that the Firm and its agents may market Seller's personal property identified on lines 5-7 during the term of this Listing. The marketing may include: ____________________________. The Firm and its agents may advertise the following special financing and incentives offered by Seller: ____________________________. Seller has a duty to cooperate with the marketing efforts of the Firm and its agents. See lines 174-180 regarding the Firm's role as marketing agent and Seller's duty to notify the Firm of any potential buyer known to Seller. Seller agrees that the Firm and its agents may market other properties during the term of this Listing.

11. CAUTION: Limiting the Firm's cooperation with other firms may reduce the marketability of the Property.

12. EXCLUSIONS: All persons who may acquire an interest in the Property who are Protected Buyers under a prior listing contract are excluded from this Listing to the extent of the prior firm's legal rights, unless otherwise agreed to in writing. Within seven days of the date of this Listing, Seller agrees to deliver to the Firm a written list of all such Protected Buyers.

13. NOTE: If Seller fails to timely deliver this list to the Firm, Seller may be liable to the Firm for damages and costs.

14. If Seller is including in the list price the Property, Fixtures not excluded on lines 8-9, and the following items:
   ________________________________________________________.

15. Seller represents that (all or some of the Property) (none of the Property) is subject to the following items:
   ________________________________________________________________________________________.

16. Seller represents that the Property is zoned: _________________________________________________.

17. Seller represents that the locations of the following utility connections are as follows:
   a) electricity __________________________________________; gas ________________________________________;
      municipal water ____________________________________; telephone ________________________________;
      cable __________________________________________; other __________________________________________
   ________________________________________________________________________________________.

18. Seller represents that the Property is subject to the following special assessments:
   ________________________________________________________________________________________.

19. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

20. Seller represents that all or some of the Property is enrolled in the following governmental conservation, farmland, environmental, land use or use restricting programs, agreements or conservation easements, (county, state or federal):
   ________________________________________________________________________________________.

21. Seller represents that the Property is subject to the following special assessments:
   ________________________________________________________________________________________.

22. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

23. Seller represents that the Property is zoned: _________________________________________________.

24. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

25. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

26. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

27. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

28. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

29. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

30. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

31. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

32. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

33. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

34. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

35. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

36. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

37. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

38. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

39. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

40. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

41. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

42. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

43. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.

44. Seller represents that the Property is subject to the following special zoning, land use, development restrictions or other conditions affecting the Property:
   ________________________________________________________________________________________.
A multiple representation relationship exists if a firm has an agency agreement with more than one client who is a party in the same transaction. If you and the firm’s other clients in the transaction consent, the firm may provide services through designated agency, which is one type of multiple representation relationship.
CHECK ONLY ONE OF THE THREE BELOW:

☐ The same firm may represent me and the other party as long as the same agent is not representing us both. (multiple representation relationship with designated agency)

☐ The same firm may represent me and the other party, but the firm must remain neutral regardless if one or more different agents are involved. (multiple representation relationship without designated agency)

☐ The same firm cannot represent both me and the other party in the same transaction. (I reject multiple representation relationships)

NOTE: All clients who are parties to this agency agreement consent to the selection checked above. You may modify this selection by written notice to the firm at any time. Your firm is required to disclose to you in your agency agreement the commission or fees that you may owe to your firm. If you have any questions about the commission or fees that you may owe based upon the type of agency relationship you select with your firm, you should ask your firm before signing the agency agreement.

SUBAGENCY

Your firm may, with your authorization in the agency agreement, engage other firms (subagent firms) to assist your firm by providing brokerage services for your benefit. A subagent firm and the agents associated with the subagent firm will not put their own interests ahead of your interests. A subagent firm will not, unless required by law, provide advice or opinions to other parties if doing so is contrary to your interests.

PLEASE REVIEW THIS INFORMATION CAREFULLY. An agent can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain language summary of the duties owed to you under section 452.133 (2) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CLIENTS: The Firm and its agents will keep confidential any information given to the Firm or its agents in confidence, or any information obtained by the Firm and its agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1) Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see lines 245-248).

2) Any facts known by the Firm and its agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its agents are aware of what specific information you consider confidential, you may list that information below (see lines 163-164). At a later time, you may also provide the Firm with other information you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following may be disclosed by the Firm and its agents):

COOPERATION, ACCESS TO PROPERTY OR OFFER PRESENTATION

The parties agree that the Firm and its agents will work and cooperate with other firms and agents in marketing the Property, including firms acting as subagents (other firms engaged by the Firm - see lines 141-145) and firms representing buyers. Cooperation includes providing access to the Property for showing purposes and presenting offers and other proposals from these firms to Seller. Note any firms with whom the Firm shall not cooperate, any firms or agents or buyers who shall not be allowed to attend showings, and the specific terms of offers which should not be submitted to Seller:
SELLER COOPERATION WITH MARKETING EFFORTS

Seller agrees to cooperate with the Firm in the Firm’s marketing efforts and to provide the Firm with all records, documents and other material in Seller’s possession or control which are required in connection with the sale. Seller authorizes the Firm to do those acts reasonably necessary to effect a sale and Seller agrees to cooperate fully with these efforts which may include use of a multiple listing service, Internet advertising or a lockbox system at the Property. Seller shall promptly refer all persons making inquiries concerning the Property to the Firm and notify the Firm in writing of any potential buyers with whom Seller negotiates or who view the Property with Seller during the term of this Listing.

LEASED PROPERTY

If Property is currently leased and lease(s) will extend beyond closing, Seller shall assign Seller’s rights under the lease(s) and transfer all security deposits and prepaid rents (subject to agreed upon prorations) thereunder to buyer at closing. Seller acknowledges that Seller remains liable under the lease(s) unless released by tenant(s).

CAUTION: Seller should consider obtaining an indemnification agreement from buyer for liabilities under the lease(s) unless released by tenants.

DISPUTE RESOLUTION

The Parties understand that if there is a dispute about this Listing or an alleged breach, and the parties cannot resolve the dispute by mutual agreement, the parties may consider judicial resolution in court or may consider alternative dispute resolution. Alternative dispute resolution may include mediation and binding arbitration. Should the parties desire to submit any potential dispute to alternative dispute resolution, it is recommended that the parties add such in Additional Provisions or in an Addendum.

EXTENSION OF LISTING

The Listing term is extended for a period of one year as to any Protected Buyer. Upon receipt of a written request from Seller or a firm that has listed the Property, the Firm agrees to promptly deliver to Seller a written list of those buyers known by the Firm and its agents to whom the extension period applies. Should this Listing be terminated by Seller prior to the expiration of the term stated in this Listing, this Listing shall be extended for Protected Buyers, on the same terms, for one year after the Listing is terminated (lines 196-204).

TERMINATION OF LISTING

Neither Seller nor the Firm has the legal right to unilaterally terminate this Listing absent a material breach of contract by the other party. Seller understands that the parties to the Listing are Seller and the Firm. Agents for the Firm do not have the authority to enter into a mutual agreement to terminate the Listing, amend the commission amount or shorten the term of this Listing, without the written consent of the agent(s)’ supervising broker. Seller and the Firm agree that any termination of this Listing by either party before the date stated on line 321 shall be effective by the Seller only if stated in writing and delivered to the Firm in accordance with lines 290-312 and effective by the Firm only if stated in writing by the supervising broker and delivered to Seller in accordance with lines 290-312. CAUTION: Early termination of this Listing may be a breach of contract, causing the terminating party to potentially be liable for damages.

VACANT LAND DISCLOSURE REPORT

Seller agrees to complete the vacant land disclosure report provided by the Firm to the best of Seller’s knowledge. Seller agrees to amend the report should Seller learn of any Defect(s) after completion of the report but before acceptance of a buyer’s offer to purchase. Seller authorizes the Firm and its agents to distribute the report to all interested parties and agents inquiring about the Property and Seller acknowledges that the Firm and its agents have a duty to disclose all Material Adverse Facts as required by law.

SELLER REPRESENTATIONS REGARDING DEFECTS

Seller represents to the Firm that as of the date of this Listing, Seller has no notice or knowledge of any Defects affecting the Property other than those noted on the vacant land disclosure report.

WARNING: IF SELLER REPRESENTATIONS ARE INCORRECT OR INCOMPLETE, SELLER MAY BE LIABLE FOR DAMAGES AND COSTS.

OPEN HOUSE AND SHOWING RESPONSIBILITIES

Seller is aware that there is a potential risk of injury, damage and/or theft involving persons attending an "individual showing" or an "open house." Seller accepts responsibility for preparing the Property to minimize the likelihood of injury, damage and/or loss of personal property. Seller agrees to hold the Firm and its agents harmless for any losses or liability resulting from personal injury, property damage, or theft occurring during "individual showings" or "open houses" other than those caused by the negligence or intentional wrongdoing of the Firm and its agents. Seller acknowledges that individual showings and open houses may be conducted by licensees other than agents of the Firm, that appraisers and inspectors may conduct appraisals and inspections without being accompanied by agents of the Firm or other licensees, and that buyers or licensees may be present at all inspections and testing and may photograph or videotape Property unless otherwise provided for in additional provisions at lines 313-317 or in an addendum per lines 318-319.

DEFINITIONS

ADVERSE FACT: An "Adverse Fact" means any of the following:

a) A condition or occurrence that is generally recognized by a competent licensee as doing any of the following:

1) Significantly and adversely affecting the value of the Property;
2) Significantly reducing the structural integrity of improvements to real estate; or
3) Presenting a significant health risk to occupants of the Property.
b) Information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

d) 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.

f) FIRM: “Firm” means a licensed sole proprietor broker or a licensed broker business entity.

i) FIXTURES: A "Fixture" is an item of property which is physically attached to or so closely associated with land 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: perennial crops; garden bulbs; plants; shrubs and trees; and fences; storage buildings on permanent foundations and docks/piers on permanent foundations.

j) CAUTION: Annual crops are not part of the purchase price unless otherwise agreed.

k) MATERIAL ADVERSE FACT: A "Material Adverse Fact" means an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s decision about the terms of such a contract or agreement.

l) PERSON ACTING ON BEHALF OF BUYER: "Person Acting on Behalf of Buyer" shall mean any person joined in interest with buyer, or otherwise acting on behalf of buyer, including but not limited to buyer's immediate family, agents, employees, directors, managers, members, officers, owners, partners, incorporators and organizers, as well as any and all corporations, partnerships, limited liability companies, trusts or other entities created or controlled by, affiliated with or owned by buyer, in whole or in part whether created before or after expiration of this Listing.

m) PROPERTY: Unless otherwise stated, “Property” means all property included in the list price as described on lines 2-4.

n) PROTECTED BUYER: Means a buyer who personally, or through any Person Acting on Behalf of Buyer, during the term of this Listing:

1) Delivers to Seller or the Firm or its agents a written offer to purchase, exchange or option on the Property during the term of this Listing;

2) Views the Property with Seller or negotiates directly with Seller by communicating with Seller regarding any potential terms upon which the buyer might acquire an interest in the Property; or

3) Attends an individual showing of the Property or communicates with agents of the Firm or cooperating firms regarding any potential terms upon which the buyer might acquire an interest in the Property, but only if the Firm or its agents deliver the buyer’s name to Seller, in writing, no later than three days after the earlier of expiration or termination (lines 196-204) of the Listing. The requirement in 3), to deliver the buyer’s name to Seller in writing, may be fulfilled as follows:

a) If the Listing is effective only as to certain individuals who are identified in the Listing, by the identification of the individuals in the Listing; or,

b) If a buyer has requested that the buyer’s identity remain confidential, by delivery of a written notice identifying the firm or agents with whom the buyer negotiated and the date(s) of any individual showings or other negotiations.

A Protected Buyer also includes any Person Acting on Behalf of Buyer joined in interest with or otherwise acting on behalf of a Protected Buyer, who acquires an interest in the Property during the extension of listing period as noted on lines 191-195.

Non-Discrimination Seller and the Firm and its agents agree that they will not discriminate against any prospective buyer on account of race, color, sex, sexual orientation as defined in Wisconsin Statutes, Section 111.32(13m), disability, religion, national origin, marital status, lawful source of income, age, ancestry, family status, status as a victim of domestic abuse, sexual assault, or stalking, or in any other unlawful manner.

Earnest Money If the Firm holds trust funds in connection with the transaction, they shall be retained by the Firm in the Firm’s trust account. The Firm may refuse to hold earnest money or other trust funds. Should the Firm hold the earnest money, the Firm shall hold and disburse the earnest money funds in accordance with Wis. Stat. Ch. 452 and Wis. Admin. Code Ch. REEB 18. If the transaction fails to close and the Seller requests and receives the earnest money as the total liquidated damages, then upon disbursement to Seller, the earnest money shall be paid first to reimburse the Firm for cash advances made by the Firm on behalf of Seller and one half of the balance, but not in excess of the agreed commission, shall be paid to the Firm as full commission in connection with said purchase transaction and the balance shall belong to Seller. This payment to the Firm shall not terminate this Listing.

Occupancy Unless otherwise provided, Seller agrees to give buyer occupancy of the Property at time of closing. Unless otherwise agreed, Seller agrees to have the Property free of all debris and personal property except for personal property belonging to current tenants, sold to the buyer or left with the buyer's consent.

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.
DELIVERY OF DOCUMENTS AND WRITTEN NOTICES  Unless otherwise stated in this Listing, delivery of
documents and written notices to a party shall be effective only when accomplished by one of the methods specified at
lines 293-312.

(1) Personal Delivery: giving the document or written notice personally to the party, or the party's recipient for delivery if
named at line 295 or 296.

Seller's recipient for delivery (optional): __________________________________________

Firm's recipient for delivery (optional): __________________________________________

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

Seller: (_________) ______________________________ Firm: (_________) _________________________________

(3) Commercial Delivery: 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 if named at line 295 or
296, for delivery to the party's delivery address at line 305 or 306.

(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 if named at line 295 or 296 for delivery to the party's delivery address at line
305 or 306.

Delivery address for Seller: __________________________________ _____________________

Delivery address for Firm: _______________________________________________________

(5) E-Mail: electronically transmitting the document or written notice to the party’s e-mail address, if given below at
line 311 or 312. If this is a consumer transaction where the property being purchased or the sale proceeds are used
primarily for personal, family or household purposes, each consumer providing an e-mail address below has first
consented electronically as required by federal law.

E-Mail address for Seller: __________________________________ _____________________

E-Mail address for Firm: _______________________________________________________

ADDITIONAL PROVISIONS

_______________________________________________________________________________________________

_______________________________________________________________________________________________

_______________________________________________________________________________________________

_______________________________________________________________________________________________

ADDENDA  The attached addenda __________________________________________________________________
is/are made part of this Listing.

TERM OF THE CONTRACT  From the _________________ day of ___________________________, _________, up
to the earlier of midnight of the _______________ day of ___________________________, _________, or the conveyance
of the entire Property.

BY SIGNING BELOW, SELLER ACKNOWLEDGES RECEIPT OF A COPY OF THIS LISTING CONTRACT AND
THAT HE/SHE HAS READ ALL 6 PAGES AS WELL AS ANY ADDENDA AND ANY OTHER DOCUMENTS
INCORPORATED INTO THE LISTING.

(x) ___________________________ Print Name ▲ Date ▲

Seller's Signature ▲

(x) ___________________________ Print Name ▲ Date ▲

Seller's Signature ▲

(x) ___________________________ Print Name ▲ Date ▲

Seller's Signature ▲

(x) ___________________________ Print Name ▲ Date ▲

Seller's Signature ▲

(x) ___________________________ Print Name ▲ Date ▲

Authorized Signature ▲

Print Name ▲

(x) ___________________________ Print Name ▲ Date ▲

(x) ___________________________ Print Name ▲ Date ▲

(x) ___________________________ Print Name ▲ Date ▲

Print Name ▲

Agent's Signature ▲