

WB-11 RESIDENTIAL OFFER TO PURCHASE

1 **BROKER DRAFTING THIS OFFER ON** _____ **(DATE) IS (AGENT OF SELLER) (AGENT OF BUYER) (DUAL AGENT)** ~~(STRIKE TWO)~~

2 **GENERAL PROVISIONS** The Buyer, _____
 3 offers to purchase the Property known as ~~(Street Address)~~ _____
 4 _____ in the _____ of _____, County of _____.

5 Wisconsin (insert additional description, if any, at lines 160 - 166, 318 - 321 or attach as an addendum per line 316), on the following terms:
 6 • **PURCHASE PRICE:** _____ Dollars (\$ _____).

7
 8 • **EARNEST MONEY** of \$ _____ accompanies this Offer and earnest money of \$ _____
 9 will be paid within _____ days of acceptance.

10 • **THE BALANCE OF PURCHASE PRICE** will be paid in cash or equivalent at closing unless otherwise provided below.
 11 • **ADDITIONAL ITEMS INCLUDED IN PURCHASE PRICE:** Seller shall include in the purchase price and transfer, free and clear
 12 of encumbrances, all fixtures, as defined at lines 124 - 132 and as may be on the Property on the date of this Offer, unless excluded
 13 at lines 15 - 16, and the following additional items: _____
 14 _____

15 • **ITEMS NOT INCLUDED IN THE PURCHASE PRICE:** _____
 16 _____

17 **ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed an identical copy of the Offer, including signatures on
 18 separate but identical copies of the Offer. **CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider**
 19 **whether short term deadlines running from acceptance provide adequate time for both binding acceptance and performance.**

20 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer on or
 21 before _____ **CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.**

22 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and written notices
 23 to a Party shall be effective only when accomplished by one of the methods specified at lines 24 - 33.

24 (1) By depositing the document or written notice postage or fees prepaid in the U.S. Mail or fees prepaid or charged to an account
 25 with a commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery designated at lines 27 or
 26 29 (if any) for delivery to the Party's delivery address at lines 28 or 30.

27 Seller's recipient for delivery (optional): _____

28 Seller's delivery address: _____

29 Buyer's recipient for delivery (optional): _____

30 Buyer's delivery address: _____

31 (2) By giving the document or written notice personally to the Party, or the Party's recipient for delivery if an individual is designated at lines 27 or 29.

32 (3) By fax transmission of the document or written notice to the following telephone number:
 33 Buyer: (_____) _____ Seller: (_____) _____

34 **OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in this Offer (lines
 35 293 through 297). At time of Buyer's occupancy, Property shall be free of all debris and personal property except for personal property
 36 belonging to current tenants, or that sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

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

40 **RENTAL WEATHERIZATION** This transaction (is) (is not) ~~(STRIKE ONE)~~ exempt from State of Wisconsin Rental Weatherization
 41 Standards (Wis. Admin. Code Comm 67). If not exempt, (Buyer) (Seller) ~~(STRIKE ONE)~~ will be responsible for compliance,
 42 including all costs, if Seller is responsible for compliance, Seller shall provide a Certificate of Compliance at closing.

43 **PLACE OF CLOSING** This transaction is to be closed at the place designated by Buyer's mortgagee or
 44 _____ no later than _____ unless another date or place is agreed to in writing.

45 **CLOSING PRORATIONS** The following items shall be prorated at closing: real estate taxes, rents, water and sewer use charges,
 46 garbage pick-up and other private and municipal charges, property owner's association assessments, fuel and _____

47 _____ Any income, taxes or expenses shall accrue to Seller, and be prorated, through the day
 48 prior to closing. Net general real estate taxes shall be prorated based on (the net general real estate taxes for the current year, if
 49 known, otherwise on the net general real estate taxes for the preceding year) (_____). ~~(STRIKE AND COMPLETE AS APPLICABLE)~~

50 **CAUTION: If proration on the basis of net general real estate taxes is not acceptable (for example, completed/pending**
 51 **reassessment, changing mill rate, lottery credits), insert estimated annual tax or other formula for proration.**

52 **PROPERTY CONDITION PROVISIONS**

53 • **PROPERTY CONDITION REPRESENTATIONS:** Seller represents to Buyer that as of the date of acceptance Seller has no notice
 54 or knowledge of conditions affecting the Property or transaction (see below) other than those identified in Seller's Real Estate
 55 Condition Report dated _____, which was received by Buyer prior to Buyer signing this Offer and which is made a part of this
 56 Offer by reference ~~(COMPLETE DATE OR STRIKE AS APPLICABLE)~~ and _____

57 **INSERT CONDITIONS NOT ALREADY INCLUDED IN THE CONDITION REPORT.**
 58 _____

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JL Elias

A red circular graphic with a gradient, appearing as a semi-circle or a partial circle, located to the right of the light blue bar.

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Table of Contents Fillable Form Wb 11

1. Understanding the eBook Fillable Form Wb 11
 - The Rise of Digital Reading Fillable Form Wb 11
 - Advantages of eBooks Over Traditional Books
2. Identifying Fillable Form Wb 11
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Fillable Form Wb 11
 - User-Friendly Interface
4. Exploring eBook Recommendations from Fillable Form Wb 11
 - Personalized Recommendations
 - Fillable Form Wb 11 User Reviews and Ratings
 - Fillable Form Wb 11 and Bestseller Lists
5. Accessing Fillable Form Wb 11 Free and Paid eBooks
 - Fillable Form Wb 11 Public Domain eBooks
 - Fillable Form Wb 11 eBook Subscription Services
 - Fillable Form Wb 11 Budget-Friendly Options
6. Navigating Fillable Form Wb 11 eBook Formats
 - ePub, PDF, MOBI, and More
 - Fillable Form Wb 11 Compatibility with Devices
 - Fillable Form Wb 11 Enhanced eBook Features
7. Enhancing Your Reading Experience
 - Adjustable Fonts and Text Sizes of Fillable Form Wb 11
 - Highlighting and Note-Taking Fillable Form Wb 11
 - Interactive Elements Fillable Form Wb 11
8. Staying Engaged with Fillable Form Wb 11

- Joining Online Reading Communities
- Participating in Virtual Book Clubs
- Following Authors and Publishers Fillable Form Wb 11
- 9. Balancing eBooks and Physical Books Fillable Form Wb 11
 - Benefits of a Digital Library
 - Creating a Diverse Reading Collection Fillable Form Wb 11
- 10. Overcoming Reading Challenges
 - Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
- 11. Cultivating a Reading Routine Fillable Form Wb 11
 - Setting Reading Goals Fillable Form Wb 11
 - Carving Out Dedicated Reading Time
- 12. Sourcing Reliable Information of Fillable Form Wb 11
 - Fact-Checking eBook Content of Fillable Form Wb 11
 - Distinguishing Credible Sources
- 13. Promoting Lifelong Learning
 - Utilizing eBooks for Skill Development
 - Exploring Educational eBooks
- 14. Embracing eBook Trends
 - Integration of Multimedia Elements
 - Interactive and Gamified eBooks

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