

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

ADDENDUM R TO THE OFFER TO PURCHASE - RENTAL PROPERTIES

1 This Addendum is made part of the Offer to Purchase dated _____ made by the Buyer _____
2 _____ with respect to the Property at 2338-2342
3 , Madison, Wi 53711.

4 The Property is subject to rental agreements, either written or oral leases for a definite period of time, or oral or written
5 rental agreements for periodic tenants, such as month-to-month tenants, who pay rent on a periodic basis. Buyer takes
6 the Property subject to tenants' rights.

7 **RENT SCHEDULE:** The parties agree that the following Property rental information is current and correct with respect
8 to any leases and any month-to-month tenancies or other periodic tenancies, whether written or oral:

Unit Number	Written or Oral Rental Agreement	Lease Expiration Date/Tenancy Type	Rent Amount	Rent Due Date	Security Deposit	Delinquent Rents	Penalty Fees Due
2338							
1	MTM		\$1,250.00		\$337.50		
2	MTM		\$1,150.00		\$1,000.00		
3	MTM		\$1,150.00		\$442.50		
4	Vacant						
2342							
1	MTM		\$1,150.00				
2	MTM		\$1,150.00				
3	MTM		\$1,250.00		\$975.00		
4	MTM		\$1,250.00		\$925.00		

[Attach additional schedules if needed]

21 **LEASES:** Complete copies of all current written leases, and all rental applications received for current tenants (are
22 attached to this Offer) (shall be furnished to Buyer within _____ days of acceptance) **[STRIKE ONE]**. If Buyer does not
23 receive these documents by the applicable deadline, or if the lease terms or rental applications are materially different
24 from Seller's representations or do not comply with applicable law, Buyer may deliver written notice stating Seller's
25 noncompliance to Seller within _____ days of acceptance and this Offer shall be null and void.

26 **PERSONAL PROPERTY:** The following appliances and equipment are not fixtures. They are included in the sale and
27 are now, and will be at closing, in good working order. State the number of each category of item included in the sale
28 and attach detailed schedules, if necessary:

Refrigerators	Unit Window Coverings	Dryers	Other:
Stoves	Water Softeners	Snow Blowers	Other:
Window Air Conditioners	Washing Machines	Lawn Mowers	Other:

33 The total value of these items is \$ _____ ; this amount shall be excluded from the real estate purchase price
34 on the Wisconsin Real Estate Transfer Return. Title to these items shall be transferred at closing by Bill of Sale.

35 **INDEMNIFICATION:** At closing Seller shall assign all right, title and interest in the Leases to Buyer and Buyer shall
36 assume all duties, liabilities and obligations thereunder as landlord. Buyer shall indemnify and hold Seller harmless from
37 any claim or loss first arising from events occurring after closing.

38 **RENT:** All rent for the month of closing shall be prorated through the day prior to closing. Seller may collect any
39 delinquent rent which was due before closing for Seller's account. Seller cannot use security deposits for delinquent rent.