State of Wisconsin Department of Safety and Professional Services

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Tony Evers, Governor
Dan Hereth, Secretary

VIRTUAL/TELECONFERENCE
REAL ESTATE EXAMINING BOARD
Virtual, 4822 Madison Yards Way, Madison
Contact: Will Johnson (608) 266-2112
October 29, 2026

The following agenda describes the issues that the Board plans to consider at the meeting. At the time of the meeting, items may be removed from the agenda. Please consult the meeting minutes for a record of the actions of the Board.

AGENDA

9:30 A.M.

OPEN SESSION – CALL TO ORDER – ROLL CALL

A. Adoption of Agenda (1-4)

B. Approval of Minutes of August 27, 2026 (5-7)

C. Introductions, Announcements and Recognition

D. Reminders: Conflicts of Interest, Scheduling Concerns

E. Administrative Matters – Discussion and Consideration
1. Department, Staff and Board Updates
2. Board Members – Term Expiration Dates
   a. Berry, Jeffery K. – 7/1/2026
   b. Kaleka, Gurmit S. – 7/1/2029
   c. Lauer, Elizabeth A. – 7/1/2026
   d. Mays, Sonya G. – 7/1/2028
   e. McKinney, Stacey J. – 7/1/2029
   f. Pierce, Dennis M. – 7/1/2013
   g. Richie, Thomas J. – 7/1/2026

F. Administrative Rule Matters – Discussion and Consideration (8-13)
1. Rule Drafting for REEB 11, 15, 16, 24, 25 – Marketing, Advertising, Compensation (2025 WI Act 69)
2. Pending or Possible Rulemaking Projects

G. Report and Possible Action from the Real Estate Contractual Forms Advisory Council – Discussion and Consideration (14-30)
1. WB-37 – Residential Listing Contract – Exclusive Right to Rent
2. WB-39 – Tenant Representation Agreement
3. Benefits of Public Marketing Brochure

H. Legislative and Policy Matters – Discussion and Consideration

I. Discussion and Consideration of Items Added After Preparation of Agenda
1. Introductions, Announcements and Recognition
2. Administrative Matters
3. Election of Officers
4. Appointment of Liaisons and Alternates
5. Delegation of Authorities
6. Education and Examination Matters
7. Credentialing Matters
8. Practice Matters
9. Administrative Rule Matters
10. Legislative and Policy Matters
11. Liaison Reports
12. Board Liaison Training and Appointment of Mentors
13. Informational Items
14. Division of Legal Services and Compliance (DLSC) Matters
15. Presentations of Petitions for Summary Suspension
16. Petitions for Designation of Hearing Examiner
17. Presentation of Stipulations, Final Decisions and Orders
18. Presentation of Proposed Final Decisions and Orders
19. Presentation of Interim Orders
20. Petitions for Re-Hearing
21. Petitions for Assessments
22. Petitions to Vacate Orders
23. Requests for Disciplinary Proceeding Presentations
24. Motions
25. Petitions
26. Appearances from Requests Received or Renewed
27. Speaking Engagements, Travel, or Public Relation Requests, and Reports

J. Public Comments

CONVENE TO CLOSED SESSION to deliberate on cases following hearing (s. 19.85(1)(a), Stats.); to consider licensure or certification of individuals (s. 19.85(1)(b), Stats.); to consider closing disciplinary investigations with administrative warnings (ss. 19.85(1)(b), and 440.205, Stats.); to consider individual histories or disciplinary data (s. 19.85(1)(f), Stats.); and to confer with legal counsel (s. 19.85(1)(g), Stats.).

K. Deliberation on Division of Legal Services and Compliance (DLSC) Matters

1. Proposed Stipulations, Final Decisions and Orders
a. 22 REB 095 – Tammy J. Skenandore **(31-36)**
b. 23 REB 024 – Susan A. Hurd, Caribou Property Management LLC and Caribou Realty Group LLC **(37-44)**
c. 23 REB 089 – Daniel Balderas **(45-20)**
d. 23 REB 120 – Steven W. Vennemann Jr. and Boardwalk Premier Realty Inc **(51-56)**
e. 24 REB 0130 – Connie J. Vacho **(57-62)**

2. Administrative Warnings
a. 23 REB 120 – C.P. **(63-70)**
b. 24 REB 010 – R.D.W. **(71-78)**
c. 25 REB 0052 – M.J.H. **(79-84)**

d. 25 REB 0075 – J.W.L. **(85-88)**
e. 26 REB 0113 – D.M. **(89-93)**

3. Case Closing(s)

a. 23 REB 089 – M.M.R.E. **(94-107)**
b. 23 REB 160 – D.C., T.B., and E.R.L. **(108-119)**
c. 24 REB 010 – W.P.L. **(120-126)**
d. 24 REB 0152 – A.G., and G.P. **(127-131)**
e. 24 REB 0170 – C.L.S. and S.7.L. **(132-140)**
f. 24 REB 0170 – S.V.F. **(141-149)**
g. 24 REB 0171 – S.L.H. **(150-152)**
h. 25 REB 0021 – K.H. **(153-157)**

L. Deliberation of Items Added After Preparation of the Agenda

1. Education and Examination Matters
2. Credentialing Matters
3. DLSC Matters
4. Monitoring Matters
5. Professional Assistance Procedure (PAP) Matters
6. Petitions for Summary Suspensions
7. Petitions for Designation of Hearing Examiner
8. Proposed Stipulations, Final Decisions and Orders
9. Proposed Interim Orders
10. Administrative Warnings
11. Review of Administrative Warnings
12. Proposed Final Decisions and Orders
13. Matters Relating to Costs/Orders Fixing Costs
14. Case Closings
15. Board Liaison Training
16. Petitions for Assessments and Evaluations
17. Petitions to Vacate Orders
18. Remedial Education Cases
19. Motions
20. Petitions for Re-Hearing
21. Appearances from Requests Received or Renewed

M. Consulting with Legal Counsel

RECONVENE TO OPEN SESSION IMMEDIATELY FOLLOWING CLOSED SESSION

N. Vote on Items Considered or Deliberated Upon in Closed Session, if Voting is Appropriate

O. Open Session Items Noticed Above Not Completed in the Initial Open Session

ADJOURNMENT

NEXT MEETING: DECEMBER 3, 2026

MEETINGS AND HEARINGS ARE OPEN TO THE PUBLIC, AND MAY BE CANCELLED WITHOUT NOTICE.

Times listed for meeting items are approximate and depend on the length of discussion and voting. All meetings are held virtually unless otherwise indicated. In-person meetings are typically conducted at 4822 Madison Yards Way, Madison, Wisconsin, unless an alternative location is listed on the meeting notice. To confirm a meeting or to request a complete copy of the board's agenda, please visit the Department website at https:\\dsps.wi.gov. The board may also consider materials or items filed after the transmission of this notice. Times listed for the commencement of any agenda item may be changed by the board for the convenience of the parties. The person credentialed by the board has the right to demand that the meeting at which final action may be taken against the credential be held in open session. Requests for interpreters for the hard of hearing, or other accommodations, are considered upon request by contacting the Affirmative Action Officer. Alternatively, reach the Meeting Staff by calling 608-267-7213.

VIRTUAL\TELECONFERENCE
REAL ESTATE EXAMINING BOARD
MEETING MINUTES
AUGUST 27, 2026

PRESENT: Gurmit Kaleka, Elizabeth Lauer, Sonya Mays, Stacey McKinney

ABSENT: Jeffery Berry, Dennis Pierce, Thomas Richie

STAFF: Will Johnson, Executive Director; Emily Constantine, Legal Counsel; Jake Pelegrin, Administrative Rule Coordinator; Ashley Sarnosky, Board Administrative Specialist; and Other Department Staff

CALL TO ORDER

Elizabeth Lauer Vice Chairperson, called the meeting to order at 9:09 a.m. A quorum was confirmed with four(4) members present.

ADOPTION OF AGENDA

MOTION: Sonya Mays moved, seconded by Stacey McKinney, to adopt the Agenda as published. Motion carried unanimously.

APPROVAL OF MINUTES OF JUNE 18, 2026

MOTION: Stacey McKinney moved, seconded by Elizabeth Lauer, to approve the Minutes of June 18, 2026 as published. Motion carried unanimously.

ADMINISTRATIVE RULES MATTERS

Rule Drafting for REEB 11, 15, 16, 24, 25 - Marketing, Advertising, Compensation (2025 WI Act 69)

MOTION: Sonya Mays moved, seconded by Stacey McKinney, to authorize Elizabeth Lauer to work with DSPS staff on rule drafting for rule REEB 11, 15, 16, 24, 25. Motion carried unanimously.

REPORT AND POSSIBLE ACTION FROM THE REAL ESTATE CONTRACTUAL FORMS ADVISORY COUNCIL – DISCUSSION AND CONSIDERATION

MOTION: Sonya Mays moved, seconded by Elizabeth Lauer, to adopt the recommendations for WB-1 (Residential Listing Contract - Exclusive Right to Sell), WB-2 (Farm Listing Contract - Exclusive Right to Sell), WB-3 (Vacant Land Listing Contract - Exclusive Right to Sell), WB-4 (Residential Condominium Listing Contract - Exclusive Right to Sell), WB-11 (Residential Offer to Purchase), WB-12 (Farm Offer to Purchase), WB-13 (Vacant Land Offer to Purchase), WB-14 (Residential Condominium Offer to Purchase), WB-24 (Option to Purchase), WB-36 (Buyer Agency Agreement), WB-38 (Commercial Buyer Agency/Tenant Representation Agreement), and WB-55 (Public Marketing Opt Out Agreement) and to approve the versions of the forms presented at today's meeting. Motion carried unanimously.

CLOSED SESSION

MOTION: Elizabeth Lauer moved, seconded by Stacey McKinney, to convene to closed session to deliberate on cases following hearing (s. 19.85(1)(a), Stats.); to consider licensure or certification of individuals (s. 19.85(1)(b), Stats.); to consider closing disciplinary investigations with administrative warnings (ss. 19.85(1)(b), and 440.205, Stats.); to consider individual histories or disciplinary data (s. 19.85(1)(f), Stats.); and to confer with legal counsel (s. 19.85(1)(g), Stats.). Elizabeth Lauer, Vice Chairperson, read the language of the motion. The vote of each member was ascertained by voice vote. Roll Call Vote: Gurmit Kaleka-yes; Elizabeth Lauer-yes; Sonya Mays-yes; and Stacey McKinney-yes. Motion carried unanimously.

The Board convened into Closed Session at 10:00 a.m.

DIVISION OF LEGAL SERVICES AND COMPLIANCE (DLSC) MATTERS

Proposed Stipulations, Final Decisions and Orders

25 REB 0041 – James C. Harris

MOTION: Elizabeth Lauer moved, seconded by Stacey McKinney, to adopt the Findings of Fact, Conclusions of Law and Order, as revised in the matter of disciplinary proceedings against James C. Harris, DLSC Case Number 25 REB 0041. Motion carried unanimously.

MOTION: Elizabeth Lauer moved, seconded by Stacey McKinney, to adopt the Findings of Fact, Conclusions of Law and Order in the matter of disciplinary proceedings of the following cases:

1. 21 REB 032 – Jason R. Rieckmann
2. 22 REB 038 – Laura Trimble
3. 23 REB 093 – Richard J. Anderson
4. 23 REB 186 – John Nedden, Toni T. Schneider and Integrity Realtors LLC

Motion carried unanimously.

Administrative Warnings

MOTION: Elizabeth Lauer moved, seconded by Stacey McKinney, to issue an Administrative Warning in the following DLSC Cases:

1. 21 REB 032 – D.D.H.P.L. & R.R.E.G.I.
2. 26 REB 0063 – S.M.H.
3. 26 REB 0079 – E.J.U.
4. 26 REB 0132 – M.D.Z. and H.C.L.

Motion carried unanimously.

Case Closings

MOTION: Elizabeth Lauer moved, seconded by Stacey McKinney, to close the following DLSC Cases for the reasons outlined below:

1. 21 REB 032 – R.P. – Prosecutorial Discretion (P3)
2. 22 REB 038 – G.R.R.E.L. – Prosecutorial Discretion (P3)
3. 22 REB 095 – I.R. – Prosecutorial Discretion (P3)
4. 22 REB 095 – M.B. – Insufficient Evidence
5. 23 REB 031 – N.B., R.C., and H.R.I. – Insufficient Evidence
6. 23 REB 086 – G.O.C., O.C.S.R. – No Violation
7. 23 REB 087 – P.S., D.K., and R.E.I. – No Violation
8. 23 REB 093 – S.P.R.G & S.M.P – No Violation
9. 24 REB 0133 – T.J. – Insufficient Evidence
10. 25 REB 0041 – V.M.G. and V.H. – No Violation

Motion carried unanimously.

RECONVENE TO OPEN SESSION

MOTION: Elizabeth Lauer moved, seconded by Stacey McKinney, to reconvene into Open Session. Motion carried unanimously.

The Board reconvened into Open Session at 10:07 a.m.

VOTE ON ITEMS CONSIDERED OR DELIBERATED UPON IN CLOSED SESSION, IF VOTING IS APPROPRIATE

MOTION: Elizabeth Lauer moved, seconded by Sonya Mays, to affirm all motions made and votes taken in Closed Session. Motion carried unanimously.

(Be advised that any recusals or abstentions reflected in the closed session motions stand for the purposes of the affirmation vote.)

ADJOURNMENT

MOTION: Stacey McKinney moved, seconded by Elizabeth Lauer, to adjourn the meeting. Motion carried unanimously.

The meeting adjourned at 10:09 a.m.

State of Wisconsin
Department of Safety & Professional Services

AGENDA REQUEST FORM

1) Name and title of person submitting the request:	2) Date when request submitted:
Jake Pelegrin **Administrative Rules Coordinator**	**10/12/26** **Items will be considered late if submitted after 12:00 p.m. on the deadline date which is 8 business days before the meeting**

3) Name of Board, Committee, Council, Sections:

Real Estate Examining Board

4) Meeting Date:	5) Attachments:	6) How should the item be titled on the agenda page?
10/29/26	☒ Yes ☐ No	**Administrative Rule Matters – Discussion and Consideration** 1. Rule drafting for REEB 11, 15, 16, 24, 25 - Marketing, Advertising, Compensation (2025 WI Act 69) 2. Pending or possible rulemaking projects

7) Place Item in:	8) Is an appearance before the Board being scheduled? *(If yes, please complete Appearance Request for Non-DSPS Staff)*	9) Name of Case Advisor(s), if required:
☒ Open Session ☐ Closed Session	☐ Yes ☒ No	**N/A**

10) Describe the issue and action that should be addressed:

Attachments:
-Rule drafting materials for REEB 11, 15, 16, 24, 25

11) Authorization

Jake Pelegrin 10/12/26

Signature of person making this request **Date**

Supervisor (if required) **Date**

Executive Director signature (indicates approval to add post agenda deadline item to agenda) **Date**

Directions for including supporting documents:
1. This form should be attached to any documents submitted to the agenda.
2. Post Agenda Deadline items must be authorized by a Supervisor and the Policy Development Executive Director.
3. If necessary, provide original documents needing Board Chairperson signature to the Bureau Assistant prior to the start of a meeting.

Revised 03/2021

TEXT OF RULE

SECTION 1. REEB 24.05 (6) and 24.19 are created to read:

REEB 24.05 (6) FEES, COMMISSIONS, AND OTHER COMPENSATION. Licensees and firms shall comply with the requirements under s. 452.19, Stats., on fees, commissions, and other compensation.

REEB 24.19 Transactions involving residential property. A listing firm representing an owner in a transaction involving the owner's residential property containing one to 4 dwelling units shall comply with the requirements under s. 452.1355, Stats.

Below are proposals of where these topics from the Act could be added into the education. The proposed additions are in redline after the current code excerpts. Please let us know with any feedback. For a lot of these, there isn't really a clear answer to where they should be placed. These are just my initial proposals.

REEB 25.023 - Real estate broker's pre-license business management program.

(7) Business ethics. Instruction relating to real estate business ethics shall include all of the following:
(a) Dealing with the public, including all of the following:
1. Avoiding discrimination as required under s. REEB 24.03 (1).
2. Competence in the area of service under s. REEB 24.03 (2).
3. Legal counsel are not to be discouraged under s. REEB 24.06.
4. Tie-in arrangements under s. REEB 24.075.
5. Agreements in writing under s. REEB 24.08.
6. Misleading market values under s. REEB 24.09.
7. No net listings under s. REEB 24.10.
8. The requirement for the marketing of a residential property containing one to 4 dwelling units, unless the owner specifically opts out, under s. 452.1355, Stats.

(b) Advertising, including all of the following:
1. False advertisements.
2. Disclosure to the public.

3. Obtain permission.
4. Advertised price.
5. Advertising enhanced by technology.

(d) Disclosure of compensation and interest under s. REEB 24.05 and ~~s.~~ ss. 452.133 and 452.19 (4), Stats., including all of the following:
1. Disclosure of profits.
2. Disclosure of intent.
3. Property owned by licensee.
4. Referral of service.
5. Compensation from more than one party
6. Disclosure of certain compensation in transactions involving residential property containing one to 4 dwelling units under s. 452.19 (4), Stats.

(f) Dealings with fellow licensees, including all of the following:
1. Negotiations through a listing firm under s. REEB 24.13 (5).
2. Obtaining a seller's permission for subagent under s. REEB 24.07 (8) (b) 2.
3. Confidentiality of offer under s. REEB 24.12.
4. Disclosing material adverse facts under s. REEB 24.07 (2).
5. False information under s. REEB 24.07 (3).
6. Disclosing buyer agent and seller subagent under s. REEB 24.07 (8).
7. Prohibition of firm-to-firm compensation for brokerage services in transactions involving residential property containing one to 4 dwelling units under s. 452.19 (3), Stats.

REEB 25.023 (8) (f) Education of buyers and sellers, including all of the following:
The above is a cleanup edit.

REEB 25.028 - Nonresident broker education equivalency.

(2) Salesperson education consisting of 13 hours, including all of the following:
(d) Business conduct, including all of the following.
1. Direct contact with the public, including all of the following:
a. Competence in area of service under s. REEB 24.03.
b. Tie-in arrangements under s. REEB 24.075.
c. Agreements in writing under s. REEB 24.08.
d. Misleading market values under s. REEB 24.09.
e. Net listings under s. REEB 24.10.
f. The requirement for the marketing of a residential property containing one to 4 dwelling units, unless the owner specifically opts out, under s. 452.1355, Stats.

4. Disclosure of compensation and interest under s. REEB 24.05 and ~~s.~~ ss. 452.133 and 452.19 (4), Stats., including all of the following:
a. Disclosure of interest.
b. Referral services.
c. Disclosure of profits.
d. Disclosure of licensure.
e. Disclosure of certain compensation in transactions involving residential property containing one to 4 dwelling units under s. 452.19 (4), Stats.

5. Prohibition of firm-to-firm compensation for brokerage services in transactions involving residential property containing one to 4 dwelling units under s. 452.19 (3), Stats.

REEB 25.033 - Salesperson's pre-license program.

(13) Ethical real estate practices. Instruction relating to ethical real estate practices shall include all of the following:
(a) Chapter REEB 24.
(b) Ethical business conduct, including all of the following:
1. Direct contact with the public, including all of the following:
a. Competence in area of service under s. REEB 24.03.
b. Tie-in arrangements under s. REEB 24.075.
c. Agreements in writing under s. REEB 24.08.
d. Misleading market values under s. REEB 24.09.
e. Net listings under s. REEB 24.10.
f. The requirement for the marketing of a residential property containing one to 4 dwelling units, unless the owner specifically opts out, under s. 452.1355, Stats.

4. Disclosure of compensation and interest under s. REEB 24.05 and ~~s.~~ ss. 452.133 and 452.19 (4), Stats., including all of the following:
a. Disclosing of interest.
b. Referral services.
c. Disclosing of profits.
d. Disclosing of licensure.
e. Disclosure of certain compensation in transactions involving residential property containing one to 4 dwelling units under s. 452.19 (4), Stats.

5. Prohibition of firm-to-firm compensation for brokerage services in transactions involving residential property containing one to 4 dwelling units under s. 452.19 (3), Stats.

REEB 25.038 - Nonresident salesperson education equivalency.

(4) Business conduct, including all of the following:
(a) Direct contact with the public, including all of the following:
1. Competence in area of service under s. REEB 24.03.
2. Tie-ins under s. REEB 24.075.
3. Agreements in writing under s. REEB 24.08.
4. Misleading market values under s. REEB 24.09.
5. Net listings under s. REEB 24.10.
6. The requirement for marketing of a residential property containing one to 4 dwelling units, unless the owner specifically opts out, under s. 452.1355, Stats.

(d) Disclosure of compensation and interest under s. REEB 24.05 and ~~s.~~ ss. 452.133 and 452.19 (4), Stats., including all of the following:
1. Disclosure of interest.
2. Referral services.
3. Disclosure of profits.
4. Disclosure of licensure.
5. Disclosure of certain compensation in transactions involving residential property containing one to 4 dwelling units under s. 452.19 (4), Stats.

(e) Prohibition of firm-to-firm compensation for brokerage services in transactions involving residential property containing one to 4 dwelling units under s. 452.19 (3), Stats.

State of Wisconsin
Department of Safety & Professional Services

AGENDA REQUEST FORM

1) Name and Title of Person Submitting the Request:	2) Date When Request Submitted: 10/19/2026
Will Johnson, Executive Director	Items will be considered late if submitted after 4:30 p.m. and less than: ▪ 10 work days before the meeting for Medical Board ▪ 14 work days before the meeting for all others

3) Name of Board, Committee, Council, Sections: Real Estate Examining Board

4) Meeting Date:	5) Attachments:	6) How should the item be titled on the agenda page?
10/29/2026	☒ Yes ☐ No	**Report and Possible Action from the Real Estate Contractual Forms Advisory Council – Discussion and Consideration** • WB-37 – Residential Listing Contract - Exclusive Right to Rent • WB-39 – Tenant Representation Agreement • Benefits of Public Marketing Brochure

7) Place Item in:	8) Is an appearance before the Board being scheduled?	9) Name of Case Advisor(s), if required:
☒ Open Session ☐ Closed Session ☐ Both	☐ Yes (Fill out Board Appearance Request) ☒ No	

10) Describe the issue and action that should be addressed:

11) Authorization

Will Johnson — 10/19/2026

Signature of person making this request — **Date**

Supervisor (if required) — **Date**

Executive Director signature (indicates approval to add post agenda deadline item to agenda) — **Date**

Revised 10/12

State of Wisconsin
Department of Safety & Professional Services

Directions for including supporting documents:

1. **This form should be attached to any documents submitted to the agenda.**
2. **Post Agenda Deadline items must be authorized by a Supervisor and the Policy Development Executive Director.**
3. **If necessary, Provide original documents needing Board Chairperson signature to the Board Admin Specialist prior to the start of a meeting.**

Memo

To: WI DSPS Real Estate Examining Board

From: Sonya Mays, DSPS Real Estate Contractual Forms Advisory Council

Date: October 7, 2026

Re: WB Forms Update Relating to the 2025 WI Act 69

On September 24, 2026, the Real Estate Contractual Forms Advisory Council met to review continued proposed revisions to the WB Forms relating to the 2025 Wisconsin Act 69 law, which will become effective as of January 1, 2027.

At its August 27 meeting, the Real Estate Examining Board (REEB) previously approved eighteen (18) WB forms in relation to the 2025 Wisconsin Act 69 requirements.

At the September 24 Forms meeting, the Council unanimously approved the following motion:

--Recommend approval and final revisions of the following Forms:

1. WB-37 Listing Contract for Rent
2. WB-39 Tenant Representation Agreement
3. Consumer Brochure to accompany the WB-55 Public Marketing Opt-Out Agreement

The Council is seeking the Board's approval to proceed with these forms as revised.

WB-37 RESIDENTIAL LISTING CONTRACT - EXCLUSIVE RIGHT TO RENT

Do not use as a property management agreement or listing for sale.

OWNER GIVES THE FIRM THE EXCLUSIVE RIGHT TO RENT THE RENTAL UNIT(S) LOCATED AT _____ (street address) in the _____ of _____, County of _____, Wisconsin ("Premises"), more particularly described as: _____ (list unit numbers if applicable) (the "Rental Units"), under the terms of this Listing. Insert additional description at lines 281-285 or in an addendum per lines 286-287, as needed.

RENTAL UNITS AND RENTAL TERMS: List the individual Rental Unit(s) and specify proposed rental terms below or at lines 15-18, 281-285, or attach as an addendum per lines 286-287. Consider addressing furniture, appliances, equipment, designated parking and storage areas, utilities and restrictions on tenant's use and occupancy (pets, smoking, etc.). Also see lines 242-244 regarding repairs/build-outs Owner agrees to complete.

UNIT NO.	RENT	SECURITY DEP.	MINIMUM TERM	CURRENT STATUS	OTHER RENTAL TERMS
	$	$			
	$	$			
	$	$			
	$	$			

ADDITIONAL RENTAL TERMS _____

EXCLUSIONS All persons who may acquire an interest in the Rental Unit(s) as a Protected Tenant 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, Owner agrees to deliver to the Firm a written list of all such Protected Tenants.
NOTE: If Owner fails to timely deliver this list to the Firm, Owner may be liable to the Firm for damages and costs.
The following other tenants _____ are excluded from this Listing until _____ [INSERT DATE]. These other tenants are no longer excluded from this Listing after the specified date unless, on or before the specified date, Owner has either entered into a written Rental Agreement with the tenants or rented the Rental Unit(s) to the tenants.

COMMISSION Owner and the Firm agree the Firm's commission shall be _____ (indicate how commission will be calculated).

■ EARNED: Owner shall pay the Firm's commission, which shall be earned, if, during the term of this Listing:
1) Owner enters into a Rental Agreement as to a Rental Unit(s); or
2) Owner allows a tenant to occupy and pay rent for a Rental Unit(s).

■ DUE AND PAYABLE: Once earned, the Firm's commission is due and payable in full at the earlier of the execution of the Rental Agreement or the occupancy of the Rental Unit(s), even if the transaction does not close, unless otherwise agreed in writing.
There is no standard market commission rate. Commissions and types of service may vary by firm. Commissions are not set by law and are fully negotiable.

COOPERATION, ACCESS TO RENTAL UNIT(S) OR PROPOSAL PRESENTATION The parties agree that the Firm and its agents will work and cooperate with other firms and agents in marketing the Rental Unit(s), including firms acting as subagents (other firms engaged by the Firm - see lines 97-100) and firms representing tenants. Cooperation includes providing access to the Rental Unit(s) for showing purposes and presenting Rental Agreement proposals from these firms to Owner. Note any firms with whom the Firm shall not cooperate, any firms or agents or tenants who shall not be allowed to attend showings, and the specific terms of proposed Rental Agreements which should not be submitted to Owner: _____
CAUTION: Limiting the Firm's cooperation with other firms may reduce the marketability of the Rental Unit(s).

DISCLOSURE TO CLIENTS

Under Wisconsin law, a brokerage firm (hereinafter firm) and its brokers and salespersons (hereinafter agents) owe certain duties to all parties to a transaction:
(a) The duty to provide brokerage services to you fairly and honestly.
(b) The duty to exercise reasonable skill and care in providing brokerage services to you.
(c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
(d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.

(See lines 183-185.)

(e) The duty to protect your confidentiality. Unless the law requires it, the firm and its agents will not disclose your confidential information or the confidential information of other parties. (See lines 105-118.)

(f) The duty to safeguard trust funds and other property the firm or its agents holds.

(g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

BECAUSE YOU HAVE ENTERED INTO AN AGENCY AGREEMENT WITH A FIRM, YOU ARE THE FIRM'S CLIENT. A FIRM OWES ADDITIONAL DUTIES TO YOU AS A CLIENT OF THE FIRM:

(a) The firm or one of its agents will provide, at your request, information and advice on real estate matters that affect your transaction, unless you release the firm from this duty.

(b) The firm or one of its agents must provide you with all material facts affecting the transaction, not just Adverse Facts.

(c) The firm and its agents will fulfill the firm's obligations under the agency agreement and fulfill your lawful requests that are within the scope of the agency agreement.

(d) The firm and its agents will negotiate for you, unless you release them from this duty.

(e) The firm and its agents will not place their interests ahead of your interests. The firm and its agents will not, unless required by law, give information or advice to other parties who are not the firm's clients, if giving the information or advice is contrary to your interests.

If you become involved in a transaction in which another party is also the firm's client (a "multiple representation relationship"), different duties may apply.

MULTIPLE REPRESENTATION RELATIONSHIPS AND DESIGNATED AGENCY

■ 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.

■ Designated agency means that different agents with the firm will negotiate on behalf of you and the other client or clients in the transaction, and the firm's duties to you as a client will remain the same. Each agent will provide information, opinions, and advice to the client for whom the agent is negotiating, to assist the client in the negotiations. Each client will be able to receive information, opinions, and advice that will assist the client, even if the information, opinions, or advice gives the client advantages in the negotiations over the firm's other clients. An agent will not reveal any of your confidential information to another party unless required to do so by law.

■ If a designated agency relationship is not authorized by you or other clients in the transaction you may still authorize or reject a different type of multiple representation relationship in which the firm may provide brokerage services to more than one client in a transaction but neither the firm nor any of its agents may assist any client with information, opinions, and advice which may favor the interests of one client over any other client. Under this neutral approach, the same agent may represent more than one client in a transaction.

■ If you do not consent to a multiple representation relationship the firm will not be allowed to provide brokerage services to more than one client in the transaction.

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 a firm's duties 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 189-191).
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 115-116). 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): _____
_____.

MARKETING Owner authorizes and the Firm and its agents agree to use reasonable efforts to market the Rental Units. The marketing may include use of a multiple listing service, Internet advertising, a lockbox system on the Rental Unit(s) and: _____
_____
_____.

The listing firm representing the Owner shall do all of the following:
(a) Share information on the Property with any licensees representing prospective buyers or tenants;
(b) Respond to inquiries from any licensees representing prospective buyers or tenants;
(c) Make the Property available for showing to prospective buyers or tenants; and
(d) Within one business day from the start date of any agency agreement authorizing the listing firm to sell or lease the Property, advertise or market the Property for sale or lease on one or more Internet platforms or websites accessible to the general public and any real estate licensees representing prospective buyers or tenants.

Owner is aware of the benefits of marketing to increase exposure and attract interest from prospective buyers or tenants and of the consumer brochure created by the Wisconsin Real Estate Examining Board explaining those benefits.
See the brochure at https://dsps.wi.gov/Pages/BoardsCouncils/RealEstate/ContractualForms/Forms.aspx.
The Firm and its agents may advertise the following concessions, incentives, or special financing, repairs, build-outs, credits, etc. offered by Owner:
_____
_____.

NOTE: Concessions offered in the multiple listing service cannot be limited to or conditioned on the retention of or payment to a cooperating firm, buyer's firm or other buyer's representative.

OPT OUT OF MARKETING: Owner acknowledges that opting out of advertising or marketing may negatively impact the exposure of the Property and potential offers. A listing firm must market the property on one or more internet platforms or websites accessible to the general public and real estate licensees representing prospective buyers or tenants unless the Owner opts out. If Owner is opting out, Owner shall complete the WB-55 Public Marketing Opt-Out Agreement. If Owner completes the WB-55 Public Marketing Opt-Out Agreement, it is made part of this Listing.

Owner agrees that the Firm and its agents may market other properties during the term of this Listing.
The Firm and its agents may perform the following additional services: COMPLETE AND CHECK AS APPLICABLE
☐ Solicit tenant applications
☐ Qualify and approve prospective tenants
☐ Negotiate Rental Agreements of the Rental Unit(s)
☐ Receive on behalf of Owner: application fee(s), earnest money, security deposit(s) STRIKE AS APPLICABLE
☐ Execute written Rental Agreements on behalf of Owner
☐ Other: _____.
☐ Other: _____.

NOTE: This is not a property management agreement and this Listing does not obligate the Firm and its agents to perform any property management duties, including maintenance, unless specified at lines 281-285 or in an addendum per lines 286-287.

COOPERATION WITH MARKETING EFFORTS During the term of this Listing, Owner agrees to:
(1) Allow the Firm and its agents to show the Rental Unit(s) at reasonable times, with Owner providing notice to existing tenants as required by law;
(2) Allow the Firm and its agents to advertise, including placing signage upon the Premises; and
(3) Cooperate with the Firm and its agents in their marketing efforts and immediately provide to the Firm or its agents, in writing, the names of any prospective tenants known to Owner or who contact Owner, and the prospective tenants' contact information.

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.

NON-DISCRIMINATION **The Firm and its agents agree that they will not discriminate against any prospective tenant on account of race, color, sex, sexual orientation as defined in Wis. Stat. § 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.**

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 alternative dispute resolution instead of judicial resolution in court. 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.

NOTE: Wis. Stat. § 452.142 places a time limit on the commencement of legal actions arising out of this Listing.

EXTENSION OF LISTING The Listing term is extended for a period of one year as to any Protected Tenant. Upon receipt of a written request from Owner or a firm that has listed the Rental Unit(s), the Firm agrees to promptly deliver to Owner a written list of those tenants known by the Firm and its agents to whom the extension period applies. Should this Listing be terminated by Owner prior to the expiration of the term stated in this Listing, this Listing shall be extended for Protected Tenants, on the same terms, for one year after the Listing is terminated (lines 250-258).

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 Premises;
2) Significantly reducing the structural integrity of improvements to real estate; or
3) Presenting a significant health risk to occupants of the Premises.

(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.

■ DEADLINES – DAYS: Deadlines expressed as a number of "days" from an event are calculated by excluding the day the event occurred and by counting subsequent calendar days.

■ FIRM: "Firm" means a licensed sole proprietor broker or a licensed broker business entity.

■ LEASE: "Lease" means an agreement, whether oral or written, for transfer of possession of real property, or both real and personal property, for a definite period of time. A Lease is for a definite period of time if it has a fixed commencement date and a fixed expiration date or if the commencement and expiration can be ascertained by reference to some event, such as completion of a building. An agreement for transfer of possession of only personal property is not a Lease.

■ MATERIAL ADVERSE FACT: "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.

■ PERSON ACTING ON BEHALF OF TENANT: "Person Acting on Behalf of Tenant" shall mean any person joined in interest with the tenant, or otherwise acting on behalf of the tenant, including but not limited to the tenant'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 the tenant, in whole or in part whether created before or after expiration of this Listing.

■ PROTECTED TENANT: A tenant who personally, or through any Person Acting on Behalf of Tenant, during the term of the Listing:

1) Delivers to Owner or the Firm or its agents a written rental proposal regarding a Rental Unit;
2) Views Rental Unit(s) with Owner or negotiates directly with Owner by discussing with Owner the potential terms upon which the tenant might acquire a rental interest in a Rental Unit; or
3) Attends an individual showing of a Rental Unit or discusses with agents of the Firm or cooperating firms regarding any potential terms upon which the tenant might acquire a rental interest in a Rental Unit, but only if the firm or its agents deliver the tenant's name to Owner, in writing, no later than three days after the earlier of expiration or termination (lines 250-258) of the Listing. The requirement in 3), to deliver the tenant's name to Owner 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 tenant's name has not been provided, by delivery of a written notice identifying the firm or agents with whom the tenant negotiated and the date(s) of any individual showings or other negotiations.

A Protected Tenant also includes any Person Acting on Behalf of Tenant joined in interest with or otherwise acting on behalf of a Protected Tenant, who acquires an interest in a Rental Unit during the extension of listing period as noted on lines 170-173. A tenant who becomes protected with respect to one Rental Unit included in this Listing shall be a Protected Tenant for all Rental Units included in this Listing.

■ RENTAL AGREEMENT: "Rental Agreement" means an oral or written agreement between a landlord and tenant, for the rental or Lease of a specific dwelling unit or premises, in which the landlord and tenant agree on the essential terms of the tenancy, such as rent. Rental Agreement includes a Lease. Rental Agreement does not include an agreement to enter into a Rental Agreement in the future.

■ RENTAL UNIT: Unless otherwise stated, "Rental Unit" means one of the rental units described on lines 1-6.

OWNER'S OBLIGATIONS During the term of this Listing, Owner agrees to provide to the Firm and its agents:

(1) Copies of all code violation orders and notices, information and reports regarding any lead-based paint on the Premises, and all other records and documents relating to conditions affecting the Premises; and

(2) Any Owner-approved Rental Agreement, nonstandard rental provisions, addenda, rules and regulations and related forms and materials required in connection with the renting of the Rental Unit(s).

OWNER'S WARRANTIES, COVENANTS AND REPRESENTATIONS Owner represents any materials and information the Owner gives to the Firm and its agents are true and complete and that the Rental Agreement and other forms the Owner provides to the Firm and its agents comply with all applicable laws. Owner agrees to hold the Firm and its agents harmless from loss by reason of their use of these materials, forms and information pursuant to the terms of this Listing, including the payment of reasonable attorney's fees in the event of any suit against the Firm or its agents arising out of the use of these materials, forms and information.

Owner warrants and represents to the Firm and its agents that:

(1) Owner has no notice or knowledge of any of the following conditions affecting the Premises unless indicated at lines 245-247 or 281-285 or in an attached addendum per lines 286-287, or disclosed in the documentation Owner has provided to the Firm and its agents:

(a) Uncorrected code violations as described in Wis. Stat. § 704.07(2)(bm);

(b) A lack of hot or cold running water;

(c) Plumbing or sewage disposal facilities that are not in good operating condition;

(d) Heating facilities serving any rental unit that are not in safe operating condition, or are not capable of maintaining a temperature, measured in occupied areas at the approximate center of the room, midway between floor and ceiling, of not less than 67° F (19° C) during all seasons of the year that the rental unit is occupied;

(e) A lack of electrical service, or electrical wiring, outlets, fixtures or other components of the electrical system that are not in safe operating condition;

(f) Any structural or other conditions in the Premises which constitute a substantial hazard to the health or safety of the tenant(s), or create an unreasonable risk of personal injury as a result of any reasonably foreseeable use of the Premises other than negligent use or abuse of the Premises by tenant(s);

(2) Other conditions or occurrences which would significantly reduce the value of the rental interest to a reasonable person with knowledge of the nature and scope of the condition or occurrence.

(3) Owner has made no rent concessions or other agreements affecting the Rental Unit(s).

(4) Owner agrees to make the following repairs and build-outs to the Premises: _____

_____

_____. STRIKE AND COMPLETE AS APPLICABLE

Exceptions to representations stated in lines 226-241: _____

_____

_____.

Owner agrees to promptly inform the Firm, in writing, of any information that would modify the above representations during the term of this Listing.

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

TERMINATION OF LISTING Neither Owner nor the Firm has the legal right to unilaterally terminate this Listing absent a material breach of contract by the other party. Owner understands that the parties to the Listing are Owner 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. Owner and the Firm agree that any termination of this Listing by either party before the date stated on line 295 shall be effective by the Owner only if stated in writing and delivered to the Firm in accordance with lines 259-277 and effective by the Firm only if stated in writing by the supervising broker and delivered to Owner in accordance with lines 259-277. **CAUTION: Early termination of this Listing may be a breach of contract, causing the terminating Party to potentially be liable for damages. The Parties agree that this Listing shall terminate upon an effective change in ownership or control of the Rental Unit(s) so affected, but in no event shall this Listing terminate as to the remainder of the Rental Unit(s).**

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 261-277.

(1) Personal Delivery: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at line 262 or 263.

Owner'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:

Owner: (_____) _____ 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 262 or 263, for delivery to the Party's delivery address at line 271 or 272.

☐ (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 262 or 263, for delivery to the Party's delivery address at line 271 or 272.

Delivery address for Owner: _____

Delivery address for Firm: _____

☐ (5) Email: electronically transmitting the document or written notice to the Party's email address, if given below at line 276 or 277. If this is a consumer transaction where the property being rented or the rental proceeds are used primarily for personal, family or household purposes, each consumer providing an email address below has first consented electronically as required by federal law.

Email address for Owner: _____

Email address for Firm: _____

TERMINATION FEE PER RENTAL UNIT If this Listing is terminated as to one or more of the Rental Unit(s) because of an effective change in ownership or control of the Rental Unit(s), Owner agrees to pay the Firm a termination fee in the amount of _____ _____ (insert dollar amount, formula, etc.) per Rental Unit terminated.

ADDITIONAL PROVISIONS _____

_____

_____

_____

_____

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

CAUTION: IF SIGNED, THIS LISTING CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. THE FIRM AND ITS AGENTS MAY PROVIDE A GENERAL EXPLANATION OF THE PROVISIONS OF THIS LISTING OR OTHER REAL ESTATE CONTRACTS, BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS LISTING OR ANY OTHER REAL ESTATE CONTRACT. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED. OWNER SHOULD CONSULT OTHER EXPERTS AS APPROPRIATE, FOR EXAMPLE, APPRAISERS, TAX ADVISORS, OR INSPECTORS IF SERVICES BEYOND THE FIRM'S MARKETING SERVICES ARE REQUIRED.

TERM OF THE CONTRACT From the _____ day of _____, _____, up to the earlier of midnight of the _____ day of _____, _____, or the conveyance of all Rental Units. In the event a commission is earned for a Rental Unit, this Listing (shall) (shall not) STRIKE ONE ("shall" if neither is stricken) terminate for that Rental Unit.

WIRE FRAUD WARNING! Wire Fraud is a real and serious risk. Never trust wiring instructions sent via email. Funds wired to a fraudulent account are often impossible to recover.

Criminals are hacking emails and sending fake wiring instructions by impersonating a real estate agent, Firm, lender, title company, attorney or other source connected to your transaction. These communications are convincing and professional in appearance but are created to steal your money. The fake wiring instructions may even be mistakenly forwarded to you by a legitimate source.

DO NOT initiate ANY wire transfer until you confirm wiring instructions IN PERSON or by YOU calling a verified number of the entity involved in the transfer of funds. Never use contact information provided by any suspicious communication.

Real estate agents and Firms ARE NOT responsible for the transmission, forwarding, or verification of any wiring or money transfer instructions.

BY SIGNING BELOW, OWNER 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.

All persons signing below on behalf of an Owner Entity represent that they have legal authority to sign for and bind the Entity.
NOTE: If signing for an entity, use an authorized signature line and print your name and title.

Owner Entity Name (if any): _____

(x) _____ _____
Authorized Signature ▲ Date ▲
Print Name & Title Here ▶

Owner Entity Name (if any): _____

(x) _____ _____
Authorized Signature ▲ Date ▲
Print Name & Title Here ▶

(x) _____ _____
Owner Signature ▲ Date ▲
Print Name Here ▶

(x) _____ _____
Owner Signature ▲ Date ▲
Print Name Here ▶

(x) _____ _____
Owner Signature ▲ Date ▲
Print Name Here ▶

(x) _____ _____
Owner Signature ▲ Date ▲
Print Name Here ▶

_____
Firm Name ▲

(x) _____ _____
Agent's Signature ▲ Date ▲
Print Name Here ▶

WB-39 TENANT REPRESENTATION AGREEMENT

■ **EXCLUSIVE AUTHORITY TO ACT AS TENANT'S REPRESENTATIVE:** Tenant (see lines 221-222) gives the Firm and its agents the exclusive right to act as Tenant's Agent to Locate an Interest in Property and to Negotiate the Acquisition of an Interest in Property for Tenant, except as excluded under lines 11-26. Tenant agrees that during the term of this Agreement, Tenant will not enter into any other agreements to retain any other tenant's agent(s), except for the excluded properties described in lines 11-26.

■ **RENT RANGE:** _____

If specified, the rent range provides initial search parameters, but the Firm's authority under this Agreement extends to all property within the state of Wisconsin except for those properties excluded as Excluded Properties on lines 11-14 and applies to any properties under Excluded Properties Subject to a Prior Agreement on lines 15-18 and under Limited Exclusion Properties on lines 24-26 after the applicable time for the exclusion has ended.

■ **EXCLUDED PROPERTIES:** Identify any specific properties or limitations on the scope of this Agreement, including geographic limitations or limitations on types of properties included under this Agreement, by excluding the following from this Agreement: _____

_____.

■ **EXCLUDED PROPERTIES SUBJECT TO A PRIOR AGREEMENT:** The following properties are subject to an extension of agreement term under a prior tenant representation agreement and the exclusion period shall run until the expiration of the prior firm's legal rights: _____

_____.

CAUTION: If Tenant does not want this Agreement to apply to properties subject to a prior agency agreement, Tenant should identify such properties on lines 17-18. Tenant's failure to exclude from this Agreement a property protected under a prior tenant representation agreement(s) may result in Tenant owing commissions under each tenant representation agreement. Tenant should consult prior firm(s) or Tenant's legal counsel regarding obligations under any tenant representation or similar agency agreement.

■ **LIMITED EXCLUSION PROPERTIES:** The following properties are excluded from this Agreement until _____ [Insert Date]: _____. Insert additional addresses or descriptions, or date limitations, if any, at lines 269-279 or attach as an addendum per lines 280-283.

COMPENSATION The Firm's rental compensation shall be: COMPLETE AS APPLICABLE

COMMISSION: Tenant and the Firm agree the Firm's commission shall be _____

_____. Any percentage commission shall be calculated based on total rent for the Rental Agreement term, unless stated otherwise.

NOTE: A Firm may not represent that the firm's services are free or available at no cost to their clients, unless they will receive no financial compensation from any source for those services.

■ COMMISSION EARNED: The Firm has earned the Firm's commission if during the term of this Agreement (or any extension of it), Tenant or any Person Acting on Behalf of Tenant acquires an Interest in Property or enters into an enforceable Rental Agreement, at any terms and rent acceptable to owner and Tenant, regardless of the rent range.

■ COMMISSION DUE AND PAYABLE: Once earned, the Firm's commission is due and payable: CHECK AND COMPLETE AS APPLICABLE

- ☐ Upon execution of the Rental Agreement; (NOTE: THIS CHOICE APPLIES IF NO BOX IS CHECKED)
- ☐ At the commencement of the Rental Agreement term, even if the Tenant does not take occupancy, unless otherwise agreed in writing;
- ☐ One-half upon execution of the Rental Agreement and one-half upon occupancy;
- ☐ _____

_____.

■ OTHER COMPENSATION: _____

_____.

[INSERT AMOUNTS AND TYPES OF OTHER COMPENSATION AND FEES (E.G., RETAINER, ADVANCE, HOURLY, ETC.) AND INDICATE WHEN DUE AND PAYABLE.]

NOTE: The specific amount or rate of compensation must be objectively ascertainable (e.g., specific percentage of purchase price, flat dollar amount, hourly rate, etc.). Compensation may not be open-ended (e.g., tenant's firm compensation shall be whatever the owner is offering to the tenant).

There is no standard market commission rate. Commissions are not set by law and are fully negotiable. Commissions and types of service may vary based on the firm you hire.

NOTE: The Firm cannot receive compensation for brokerage services from any source that exceeds the amount or rate agreed to in this Agreement.

■ TENANT QUALIFICATIONS: Tenant agrees to pay any credit report fees or background check fees charged by the owner or the owner's agent.

FIRM'S DUTIES In consideration for Tenant's agreements, the Firm and its agents agree to use professional knowledge and skills, and reasonable efforts, within the scope of Wis. Stat. Ch. 452 and in accordance with applicable law, to assist Tenant to Locate an Interest in Property and Negotiate the Acquisition of an Interest in Property, as applicable.

COOPERATION Tenant agrees to cooperate with the Firm and its agents and to provide them accurate copies of all relevant records, documents and other materials in Tenant's possession or control which are required in connection with the purchase, option, lease, rental, or exchange of Property. Tenant agrees to be reasonably available for showings of properties. Tenant authorizes the Firm and its agents to do those acts reasonably necessary to fulfill the Firm's responsibilities under this Agreement including retaining subagents. Tenant shall promptly notify the Firm in writing of the description of any Property Tenant locates and shall inform other firms, agents, property owners, etc., with whom Tenant comes into contact that the Firm represents Tenant as Tenant's Agent for the purpose of acquiring an Interest in Property and refer all such persons to the Firm. Tenant shall also notify the Firm of the identity of all persons making inquiries concerning Tenant's objectives stated in this Agreement.

DISCLOSURE TO CLIENTS

Under Wisconsin law, a brokerage firm (hereinafter firm) and its brokers and salespersons (hereinafter agents) owe certain duties to all parties to a transaction:

(a) The duty to provide brokerage services to you fairly and honestly.
(b) The duty to exercise reasonable skill and care in providing brokerage services to you.
(c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
(d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See lines 193-196.)
(e) The duty to protect your confidentiality. Unless the law requires it, the firm and its agents will not disclose your confidential information or the confidential information of other parties. (See lines 137-156.)
(f) The duty to safeguard trust funds and other property the firm or its agents holds.
(g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

BECAUSE YOU HAVE ENTERED INTO AN AGENCY AGREEMENT WITH A FIRM, YOU ARE THE FIRM'S CLIENT. A FIRM OWES ADDITIONAL DUTIES TO YOU AS A CLIENT OF THE FIRM:

(a) The firm or one of its agents will provide, at your request, information and advice on real estate matters that affect your transaction, unless you release the firm from this duty.
(b) The firm or one of its agents must provide you with all material facts affecting the transaction, not just Adverse Facts.
(c) The firm and its agents will fulfill the firm's obligations under the agency agreement and fulfill your lawful requests that are within the scope of the agency agreement.
(d) The firm and its agents will negotiate for you, unless you release them from this duty.
(e) The firm and its agents will not place their interests ahead of your interests. The firm and its agents will not, unless required by law, give information or advice to other parties who are not the firm's clients, if giving the information or advice is contrary to your interests.

If you become involved in a transaction in which another party is also the firm's client (a "multiple representation relationship"), different duties may apply.

MULTIPLE REPRESENTATION RELATIONSHIPS AND DESIGNATED AGENCY

■ 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.

■ Designated agency means that different agents with the firm will negotiate on behalf of you and the other client or clients in the transaction, and the firm's duties to you as a client will remain the same. Each agent will provide information, opinions, and advice to the client for whom the agent is negotiating, to assist the client in the negotiations. Each client will be able to receive information, opinions, and advice that will assist the client, even if the information, opinions, or advice gives the client advantages in the negotiations over the firm's other clients. An agent will not reveal any of your confidential information to another party unless required to do so by law.

■ If a designated agency relationship is not authorized by you or other clients in the transaction, you may still authorize or reject a different type of multiple representation relationship in which the firm may provide brokerage services to more than one client in a transaction but neither the firm nor any of its agents may assist any client with information, opinions, and advice which may favor the interests of one client over any other client. Under this neutral approach, the same agent may represent more than one client in a transaction.

■ If you do not consent to a multiple representation relationship, the firm will not be allowed to provide brokerage services to more than one client in the transaction.

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 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 TENANTS:** 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 193-196).
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 149-151). At a later time, you may also provide the Firm with other information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

_____

_____.

NON-CONFIDENTIAL INFORMATION: The Firm and its agents have permission to disclose Tenant's identity and financial qualification information to an owner, owner's agents and other third parties without prior consent from Tenant, unless otherwise provided on lines 149-151. The Firm and its agents may also disclose the following: _____

_____

_____.

NON-EXCLUSIVE RELATIONSHIP Tenant acknowledges and agrees that the Firm and its agents may act for other tenants in connection with the location of properties and may negotiate on behalf of such tenants with the owner or owner's agent. In the event that the Firm or its agents undertake to represent and act for other tenants, the Firm and its agents shall not disclose to Tenant, or any other tenant, any confidential information of any tenant, unless required by law.

NON-DISCRIMINATION **Tenant and the Firm and its agents agree that they will not discriminate based on race, color, sex, sexual orientation as defined in Wisconsin Statutes § 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.**

DISPUTE RESOLUTION The Parties understand that if there is a dispute about this Agreement or an alleged breach, and the Parties cannot resolve the dispute by mutual agreement, the Parties may consider alternative dispute resolution instead of judicial resolution in court. 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.

NOTE: Wis. Stat. § 452.142 places a time limit on the commencement of legal actions arising out of this Agreement.

PROPERTY DIMENSIONS Tenant acknowledges that real property dimensions, total square footage and total acreage information provided to Tenant may be approximate due to rounding and may vary due to different formulas which can be used to calculate these figures. Unless otherwise indicated, property dimension figures have not been verified by survey.

CAUTION: Tenant should verify any property dimension or total square footage/acreage calculation which is material to Tenant.

DEFINITIONS As used in this Agreement, the following definitions apply:

■ 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.

■ DEADLINES-DAYS: Deadlines expressed as a number of "days" from an event, such as acceptance, are calculated by excluding the day the event occurred and by counting subsequent calendar days.

■ FIRM: "Firm" means a licensed sole proprietor broker or a licensed broker business entity.

■ INTEREST IN PROPERTY: "Interest in Property" means a lease or rental interest in Property unless specifically excluded at lines 11-26, in additional provisions (lines 269-279), or elsewhere in this Agreement.

■ LOCATE AN INTEREST IN PROPERTY: "Locate an Interest in Property" means to identify, evaluate, and determine the availability of the Interest in Property sought by Tenant with the cooperation of Tenant.

■ 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.

■ NEGOTIATE THE ACQUISITION OF AN INTEREST IN PROPERTY: "Negotiate the Acquisition of an Interest in Property" means to assist a Tenant, within the scope of this Agreement, to ascertain terms and conditions upon which an Interest in Property may be acquired, which may include facilitating or participating in the discussions of the terms of a potential contract, completing appropriate contractual forms, presenting either party's contractual proposal with an explanation of the proposal's advantages and disadvantages, or otherwise assisting Tenant in reaching an agreement to acquire the Interest in Property sought by Tenant.

■ PERSON ACTING ON BEHALF OF TENANT: "Person Acting on Behalf of Tenant" means any person joined in interest with Tenant, or otherwise acting on behalf of Tenant, including but not limited to Tenant'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 controlled by, affiliated with or owned by Tenant in whole or in part whether created before or after expiration of this Agreement.

■ PROPERTY: "Property" means real property located within the state of Wisconsin.

■ PROTECTED PROPERTY: "Protected Property" means any Property that during the term of this Agreement is:
   1) The subject of a written proposal by Tenant, or Person Acting on Behalf of Tenant, submitted to the Property owner or owner's agent;
   2) Viewed by Tenant, or Person Acting on Behalf of Tenant, with the owner or owner's agent, or directly negotiated for by Tenant, or Person Acting on Behalf of Tenant. Direct negotiation means communicating with the owner or owner's agent regarding any potential terms on which Tenant might acquire an Interest in Property; or
   3) Located or negotiated for by the Firm or its agents, but only if the Firm or its agents deliver the description of the Property to Tenant, in writing, no later than three days after the earlier of expiration or termination (lines 231-239) of this Agreement. No written notice shall be required if the Tenant viewed the Property with the Firm or its agents.

■ RENTAL AGREEMENT: "Rental Agreement" means an oral or written agreement between a landlord and tenant, for the rental or lease of a specific dwelling unit or premises, in which the landlord and tenant agree on the essential terms of the tenancy, such as rent; it includes a lease, but not an agreement to enter into a rental agreement in the future.

■ TENANT: "Tenant" means the party executing this Agreement in the context where the party is seeking to acquire an interest in real estate by Rental Agreement.

LIEN NOTICE The Firm has the authority under section 779.32 of the Wisconsin Statutes to file a lien for commissions or compensation earned but not paid when due against the commercial real estate, or the interest in the commercial real estate, if any, that is the subject of this Agreement. "Commercial real estate" includes all real estate except (a) real property containing 8 or fewer dwelling units, (b) real property that is zoned for residential purposes and that does not contain any buildings or structures, and (c) real property that is zoned for agricultural purposes.

NOTICE ABOUT SEX OFFENDER REGISTRY Tenants may obtain information about the sex offender registry and persons registered with that registry by contacting the Wisconsin Department of Corrections on the Internet at

http://www.doc.wi.gov or by telephone at (608) 240-5830.

TERMINATION OF AGREEMENT Neither Tenant nor the Firm has the legal right to unilaterally terminate this Agreement absent a material breach of contract by the other party. Tenant understands that the parties to this Agreement are Tenant and the Firm. Agents for the Firm do not have the authority to enter into a mutual agreement to terminate this Agreement, amend the compensation terms or shorten the term of this Agreement, without the written consent of the agent(s)' supervising broker. Tenant and the Firm agree that any termination of this Agreement by either party before the date stated on line 285 shall be effective by Tenant only if stated in writing and delivered to the Firm in accordance with lines 246-268 and effective by the Firm only if stated in writing by the supervising broker and delivered to Tenant in accordance with lines 246-268. **CAUTION: Early termination of this Agreement may be a breach of contract, causing the terminating party to potentially be liable for damages.**

EXTENSION OF AGREEMENT TERM The Agreement term is extended for a period of one year as to any Protected Property under this Agreement. Upon receipt of written request from Tenant or a firm that has a new tenant representation agreement with Tenant, the Firm agrees to promptly deliver to Tenant a written list of those Protected Properties known by the Firm and its agents to which the extension period applies. Should this Agreement be terminated by Tenant prior to the expiration of the term stated in this Agreement, this Agreement shall be extended for Protected Properties, on the same terms, for one year after the Agreement is terminated (lines 231-239).

DELIVERY OF DOCUMENTS AND WRITTEN NOTICES Unless otherwise stated in this Agreement, delivery of documents and written notices to a party shall be effective only when accomplished by one of the methods specified at lines 249-268.

(1) Personal Delivery: giving the document or written notice personally to the party, or the party's recipient for delivery if named at line 251 or 252.

Tenant'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:

Tenant: (_____) _____ 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 251 or 252, for delivery to the party's delivery address at line 261 or 262.

☐ (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 251 or 252, for delivery to the party's delivery address at line 261 or 262.

Delivery address for Tenant: _____

Delivery address for Firm: _____

☐ (5) Email: electronically transmitting the document or written notice to the party's email address, if given below at line 267 or 268. 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 email address below has first consented electronically as required by federal law.

Email address for Tenant: _____

Email address for Firm: _____

ADDITIONAL PROVISIONS _____

ADDENDA The attached _____ is/are made a part of this Agreement.

TERM OF THE AGREEMENT From the _____ day of _____, _____, up to and including midnight of the _____ day of _____, _____. Notwithstanding lines 284-285, the Firm and Tenant agree that this Agreement (shall) (shall not) STRIKE ONE ("shall" if neither is stricken) end when Tenant acquires an Interest in Property.

WIRE FRAUD WARNING! Wire Fraud is a real and serious risk. Never trust wiring instructions sent via email. Funds wired to a fraudulent account are often impossible to recover.

Criminals are hacking emails and sending fake wiring instructions by impersonating a real estate agent, Firm, lender, title company, attorney or other source connected to your transaction. These communications are convincing and professional in appearance but are created to steal your money. The fake wiring instructions may even be mistakenly forwarded to you by a legitimate source.

DO NOT initiate ANY wire transfer until you confirm wiring instructions IN PERSON or by YOU calling a verified number of the entity involved in the transfer of funds. Never use contact information provided by any suspicious communication.

Real estate agents and Firms ARE NOT responsible for the transmission, forwarding, or verification of any wiring or money transfer instructions.

■ **BY SIGNING BELOW, TENANT ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT AND HAS READ ALL 6 PAGES AS WELL AS ANY ADDENDA AND ANY OTHER DOCUMENTS INCORPORATED INTO THIS AGREEMENT.**

(x) _____ _____
Tenant's Signature ▲ Date ▲
Print Name Here ►

(x) _____ _____
Tenant's Signature ▲ Date ▲
Print Name Here ►

(x) _____ _____
Tenant's Signature ▲ Date ▲
Print Name Here ►

(x) _____ _____
Tenant's Signature ▲ Date ▲
Print Name Here ►

Tenant Entity Name (if any): _____

(x) _____ _____
Authorized Signature ▲ Date ▲
Print Name & Title Here ►

_____
Firm Name ▲

(x) _____ _____
Agent's Signature Date ▲
Print Name Here ►

Benefits of Public Marketing & Implications of Limited Marketing

Fact Sheet

2025 Wisconsin Act 69 requires the Real Estate Examining Board to provide a publicly available consumer brochure that explains the benefits of publicly marketing property to increase exposure and attract interest from prospective buyers or tenants. That law mandates public marketing by licensed real estate firms, unless a state-prescribed "opt-out" form is signed by the owner. That form, the **WB-55 Public Marketing Opt-Out Agreement**, outlines the implications of opting out of public marketing in terms of how that may affect exposure of the property, competition, and final sale price. You should ask your listing firm about its marketing strategies.

Public Marketing:

Public marketing generally means advertising your property so it is visible for the public, including prospective buyers and real estate licensees, by public means, including on one or more publicly accessible websites.

Benefits of Public Marketing:

In general, public marketing has the following advantages over non-public marketing:



Reaches more prospective buyers or tenants.



Increases awareness that your property is available.



Encourages competition among interested buyers or tenants.



Increases the likelihood of receiving offers.



Provides more people an opportunity to consider your property.

No marketing strategy can guarantee a particular result, but broader exposure may improve your opportunity to attract prospective buyers or tenants.

Implications of Non-Public Marketing: What Happens If Marketing Is Limited?

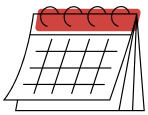
Limiting marketing may:



Reduce the number of prospective buyers or tenants who learn your property is available.



Reduce competition and the potential for offers.



Affect the property's exposure, competition, sale price, rental terms, or the time it takes to sell or rent the property.

Whether limiting marketing is appropriate depends on your individual circumstances and goals.

Opting Out of Public Marketing:

Although licensed real estate firms are otherwise mandated to provide public marketing, some owners may choose to limit or delay public marketing for privacy or other personal reasons. This may be done at the owner's choice with execution of the **WB-55 Public Marketing Opt-Out Agreement**. That form advises that opting out of advertising or marketing may impact the exposure of the property but allows owners to authorize such limited advertising and marketing, if the owner so chooses. By signing the **WB-55 Public Marketing Opt-Out Agreement**, you acknowledge that:

- You discussed your marketing options with your real estate firm.
- You understand the benefits of public marketing.
- You understand the potential impacts of limiting marketing.
- You have chosen to limit public marketing.

Owners may elect to limit public marketing for a certain amount of time and/or may switch from limited marketing to public marketing by amending the agency agreement.

Owners should also understand that real estate firms, or certain public marketing portals or websites, including various Multiple Listing Services, may impose their own or additional rules, favoring public marketing, including a requirement of posting on a prescribed portal or website if any other public marketing is performed. You may be asked to sign additional disclosure authorizations applying to such services, if opting out of public marketing. Ask your real estate firm about any such restrictions or requirements and how those would apply, if considering non-public marketing.

Benefits of Public Marketing & Implications of Limited Marketing Fact Sheet

Questions to Ask Your Real Estate Firm

Before deciding how to market your property, consider asking:

- What marketing options are available for my property?
- How will my property be marketed?
- Where will my property be advertised?
- What are the advantages of public marketing?
- What are the potential disadvantages of limiting marketing?
- Can I change my marketing strategy later?
- What marketing approach do you recommend based on my goals?

Final Thoughts

Various real estate firms may recommend different marketing options, but your real estate firm will be required to do public marketing unless you decide otherwise. You may discuss with your real estate firm what options you may have and make your selection on a more informed basis to get the marketing strategy you believe meets your needs.

(608) 266-2112

Real Estate Examining Board
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