

RANW ADDENDUM TO WB-41 NOTICE

CAUTION: Use this RANW Addendum to WB-41 Notice together with the WB-41 Notice Relating to Offer to Purchase

1 This Addendum is made part of the WB-41 Notice Relating to Offer to Purchase given by (Seller) (Buyer) **[STRIKE ONE]**
2 on _____ (insert date of WB-41 Notice), with respect to the Offer to Purchase dated
3 _____ (Offer) with respect to the Property located at _____
4 _____, Wisconsin (Property).
5 PARAGRAPH PRECEDED BY A BOX () ARE OPTIONAL AND ARE A PART OF THIS ADDENDUM ONLY IF
6 MARKED, SUCH AS WITH AN "X".

7 NOTICE OF UNAVAILABILITY OF FINANCING COMMITMENT:

8 Buyer hereby notifies Seller that the financing commitment described in the Offer could not be obtained by Buyer by the deadline.
9 Buyer is delivering to Seller written copies of lender(s)' rejection letter(s) or other evidence of financing unavailability.

10 CONTINUED MARKETING WITH BUMP CLAUSE: Caution: The following 3 optional provisions are intended to only be used
11 when lines 50 – 100 of REALTORS® Association of Northeast Wisconsin (RANW) Addendum A (2019.12) are part of the Offer.

12 Seller hereby notifies Buyer that they have accepted another bona fide offer on the Property. Buyer is advised that
13 this Offer will become null and void unless Buyer complies with the requirements outlined in lines 74 – 88 of the RANW
14 Addendum A to the Offer to Purchase.

15 Buyer hereby notifies Seller that Buyer is waiving the Closing of Buyer's Property Contingency and all financing contingencies,
16 making this a cash Offer. Buyer is delivering a copy of a written loan commitment not subject to the sale of Buyer's property,
17 or written verification from a financial institution or third party in control of Buyer's funds that Buyer has sufficient funds necessary
18 to close this transaction which are not contingent upon the sale of Buyer's property.

19 Buyer hereby notifies Seller that a copy of the offer to purchase for Buyer's property (which has all contingencies, other than
20 any financing and appraisal contingencies, properly removed or satisfied) is being delivered to Seller. Buyer also is delivering
21 written verification from a lender indicating the buyer of Buyer's property has been pre-approved for financing. Per RANW
22 Addendum A to the Offer lines 83 - 88, this Offer remains subject to the closing of the sale of Buyer's property.

23 SECONDARY OFFER: (For use with the Secondary Offer provision in the Offer.)

24 Seller hereby notifies Buyer that the above referenced Offer is now primary.

25 Buyer hereby notifies Seller that Buyer is withdrawing the above referenced Offer, making it null and void as provided in the
26 Secondary Offer provision in the Offer.

27 BUYER'S SATISFACTION AND WAIVER ACKNOWLEDGEMENT:

28 Buyer notifies Seller that the following contingencies in the Offer are hereby considered waived and/or satisfied:

29 _____
30 _____
31 _____
32 _____
33 _____
34 _____

35 UNSATISFACTORY INSPECTION:

36 Buyer hereby notifies Seller of Buyer's objection to the following Defects (as defined in the Offer) which are identified in the
37 written inspection report, prepared by _____,
38 dated _____, which is included with this Notice or has been delivered to Seller: _____

39 _____
40 _____
41 _____
42 _____
43 _____
44 _____
45 _____

46 (X) _____ (X) _____
47 Initials of Party Giving Notice ▲ Date ▲ Initials of Party Giving Notice ▲ Date