

Real Estate Enhanced Forms Library

Updated 2/7/22

FORM ID	TITLE OF FORM	VERSION	LAST REVIEWED
FBD001	Annual Meeting Agenda		06/16/2020
FBD002	Annual Operating Budget		06/16/2020
FBD003	Association Management		06/16/2020
FBD004	Closing Matters		06/16/2020
FBD005	Condominium Development and Documentation		06/16/2020
FBD006	Purchase of Condominium Unit		01/01/2022
FBD007	Sale of Condominium Unit		01/01/2022
FBD008	Sample Title Company Checklist For Issuing Condominium Endorsement		06/16/2020
FBD009	Affidavit of Notice, with Tenant List and Options Exercised		08/13/2020

FBD010	Articles of Incorporation for a Condominium Association	02/08/2021
FBD011	Bylaws for a Condominium Association	02/08/2021
FBD012	Certificate of Condominium Unit Owners' Association	06/16/2020
FBD013	Declaration of Condominium	02/08/2021
FBD014	Miscellaneous Rules and Regulations	02/08/2021
FBD015	Notice of Conversion, with First Right and Tenancy Notice	06/16/2020
FBD016	Record of Action Taken by Board of Directors	02/08/2021
FBD017	Release of Lien	08/13/2020
FBD018	Rules and Regulations of the Association	02/08/2021
FBD019	Sample Disclosure Materials	02/08/2021
FBD020	Sample Statement of Condominium Lien	06/16/2020
FBD021	Second Amendment to Declaration of Condominium	02/08/2021

FBD022	Alternate Surveyor's Certificate for Condominium Plat - Conversion Condominiums or Projects Where Construction is Complete	06/16/2020
FBD023	Alternate Surveyor's Certificate for Condominium Plat - Projects to Be Constructed or Under Construction	06/16/2020
FBD024	Board Action by Written Consent	02/08/2021
FBD025	Action by Written Ballot	02/08/2021
FBD026	Action by Written Consent	02/08/2021
FBD027	Annual Meetings	02/08/2021
FBD028	Form of Administration	02/08/2021
FBD029	Limitation on Voting Rights	02/08/2021
FBD030	Mandatory Membership	02/08/2021
FBD031	Manner of Assessment	02/08/2021
FBD032	Membership List	02/08/2021
FBD033	Notice of Meetings	02/08/2021

FBD034	Number of Directors - Declarant Control	02/08/2021
FBD035	Expandable Condominium	02/08/2021
FBD037	Quorum	02/08/2021
FBD038	Regular Board Meetings	02/08/2021
FBD039	Removal	02/08/2021
FBD040	No More Than One Director be a Non-Unit Owner	02/08/2021
FBD041	Retention of Manager	02/08/2021
FBD042	Special Board Meetings	02/08/2021
FBD043	Special Meetings	02/08/2021
FBD044	Notice of Special Board Meetings	02/08/2021
FBD045	Board Quorum	02/08/2021
FBD046	Multiple Owners of a Unit	02/08/2021
FBD048	Access Easement in Favor of the Association	02/08/2021

FBD049	Amendment of Declaration	02/08/2021
FBD050	Arbitration	02/08/2021
FBD051	Providing Owner with Notice and Right to Cure	02/08/2021
FBD052	Reduced Assessments	02/08/2021
FBD053	Combining Adjacent Units	02/08/2021
FBD054	Upgrade General Assessments	02/08/2021
FBD055	Governing Conflicts Between Documents	02/08/2021
FBD056	Daily Fines	02/08/2021
FBD057	Defining Declarant	02/08/2021
FBD058	Disclosure Regarding Construction	02/08/2021
FBD059	Easement for Ingress and Egress in Favor of Each Unit	02/08/2021
FBD060	Utility Easement to Other Units	02/08/2021
FBD061	Eminent Domain	02/08/2021

FBD062	Granting Encroachment Easements	02/08/2021
FBD063	Board of Directors	02/08/2021
FBD064	Establishment	02/08/2021
FBD065	Preserving Declarant Control	02/08/2021
FBD066	Giving the Association Exclusive Enforcement Rights for a Specified Period	02/08/2021
FBD067	Improving on the Act	02/08/2021
FBD068	Association Maintenance Responsibilities	02/08/2021
FBD069	General Division of Labor	02/08/2021
FBD070	Authorizing Master Association	02/08/2021
FBD071	Granting Notice and Right to Cure	02/08/2021
FBD072	Association Maintenance Following Owner Default	02/08/2021
FBD073	Assessments in Declaration	02/08/2021
FBD074	Repairs and Reconstruction	02/08/2021

FBD075	Quality of Repairs or Reconstruction	02/08/2021
FBD076	Reservation of Right to Grant Utility Easements	02/08/2021
FBD077	Unit Owner Responsibility	02/08/2021
FBD078	Use of Insurance Proceeds	02/08/2021
FBD079	Outside Items	02/08/2021
FBD080	Expansive Definition	02/08/2021
FBD081	Expandability Provisions	02/08/2021
FBD082	Improvement and Enclosure of Limited Common Elements	02/08/2021
FBD083	Prohibition Against Business Uses	02/08/2021
FBD084	Declarant's Exemptions	02/08/2021
FBD085	Resident Agent	02/08/2021
FBD086	Restrictions on Leases of Units	02/08/2021
FBD087	Signage Restrictions	02/08/2021

FBD088	Definition of Non-Six-Sided Unit	02/08/2021
FBD089	The Right Way	02/08/2021
FBD090	Statement of Intent	02/08/2021
FBD091	Use of Commercial Units	02/08/2021
FBD092	Use of Other Types of Units	02/08/2021
FBD093	Granting Association First Right of Purchase	02/08/2021
FBD094	Restricting Transferability	02/08/2021
FBD095	Use of Unit for Single-Family Residential Purposes	02/08/2021
FBD096	Disclosure - Cover Sheet	02/08/2021
FBD097	Disclosure - Index	02/08/2021
FBD098	Declaration of Easement for Private Road and Public Utilities	08/01/2020
FBD099	Joint Driveway Easement Agreement	08/01/2020
FBD100	Parking Lot Easement Agreement	08/01/2020

FBD101	Release by Utility of Rights in Discontinued Right-of-Way	08/01/2020
FBD102	Release of Platted Utility Easement	08/01/2020
FBD103	Release of Recorded Easement	08/01/2020
FBD104	Utility Easement Agreement	08/01/2020
FBD105	Land Contract - Buyer	01/01/2022
FBD106	Land Contract - Seller	01/01/2022
FBD107	Option to Purchase - Buyer	01/01/2022
FBD108	Option to Purchase - Seller	01/01/2022
FBD109	Commercial - Improved Commercial Property - Buyer	01/01/2022
FBD110	Commercial - Improved Commercial Property - Seller	01/01/2022
FBD111	Commercial - Unimproved Development Property - Buyer	01/01/2022
FBD112	Commercial - Unimproved Development Property - Seller	01/01/2022

FBD113	Commercial - Buyer's Assignment of Rents and Leases	01/01/2022
FBD114	Commercial - Personal Property Security Agreement	01/01/2022
FBD115	Commercial - Seller's Assignment of Guaranties and Warranties	01/01/2022
FBD116	Commercial - Seller's Assignment of Maintenance and Service Agreements	01/01/2022
FBD117	Commercial - Seller's Assignment of Rents, Leases, and Security Deposits	01/01/2022
FBD118	Commercial - Seller's Notice to Tenants	01/01/2022
FBD119	Commercial - Letter Tenant Estoppel	01/01/2022
FBD120	Master Information List	01/01/2022
FBD121	Residential - Closing - Buyer	01/01/2022
FBD122	Residential - Closing - Seller	01/01/2022
FBD123	Residential - Financing - Buyer	01/01/2022
FBD124	Residential - Financing - Seller	01/01/2022

FBD125	Residential - Listing Contract	01/01/2022
FBD126	Residential - Offer to Purchase - Buyer	01/01/2022
FBD127	Residential - Offer to Purchase - Seller	01/01/2022
FBD128	Residential - Postclosing Matters - Buyer	01/01/2022
FBD129	Residential - Postclosing Matters - Seller	01/01/2022
FBD130	Residential - Preclosing Matters - Buyer	01/01/2022
FBD131	Residential - Preclosing Matters - Seller	01/01/2022
FBD132	Residential - Preliminary Matters - Buyer	01/01/2022
FBD133	Residential - Preliminary Matters - Seller	01/01/2022
FBD134	Residential - Vacant Land - Buyer	01/01/2022
FBD135	Residential - Vacant Land - Seller	01/01/2022
FBD136	Residential - Certification of Nonforeign Status (Entity)	01/01/2022
FBD137	Residential - Certification of Nonforeign Status (Individual)	01/01/2022

FBD138	Residential - Escrow Agreement	01/01/2022
FBD139	Residential - Index to Buyer's Closing Document Clip	01/01/2022
FBD140	Residential - Index to Seller's Closing Document Clip	01/01/2022
FBD141	Residential - Real Estate Condition Report	01/01/2022
FBD142	Residential - Letter To Buyer Accompanying Document Clip and Explaining Tax Consequences	01/01/2022
FBD143	Residential - Letter To Buyer Regarding Closing and Closing Statement	01/01/2022
FBD144	Residential - Letter To Buyer Regarding Utilities and Insurance - With Occupancy at Later Date	01/01/2022
FBD145	Residential - Letter To Buyer Regarding Utilities and Insurance - With Occupancy on Closing Date	01/01/2022
FBD146	Residential - Letter To Buyer's Attorney Regarding Closing Documents	01/01/2022
FBD147	Residential - Letter To Buyer's Lender Regarding Closing Statement	01/01/2022

FBD148	Residential - Letter To Buyer's Lender Requesting Note and Mortgage Forms	01/01/2022
FBD149	Residential - Letter To Municipality Regarding Floodplain, Wetland, and Shoreland Area Status	01/01/2022
FBD150	Residential - Letter To Municipality Requesting Information on Taxes, Special Assessments, and Building Orders	01/01/2022
FBD151	Residential - Letter To Seller Accompanying Document Clip and Explaining Tax Consequences	01/01/2022
FBD152	Residential - Letter To Seller Regarding Closing and Closing Statement	01/01/2022
FBD153	Residential - Letter To Seller Regarding Satisfaction of Financing Contingency	01/01/2022
FBD154	Residential - Letter To Seller Regarding Utilities and Insurance	01/01/2022
FBD155	Residential - Letter To Seller's Mortgagee Requesting Copy of Mortgage Satisfaction	01/01/2022
FBD156	Residential - Letter To Seller's Mortgagee Requesting Payoff Statement	01/01/2022

FBD157	Residential - Letter To Title Insurer Ordering Title Insurance Commitment		01/01/2022
FBD158	Residential - Letter To Title Insurer Ordering Title Insurance Policy		01/01/2022
FBD159	Residential - Letter To Unrepresented Buyers Establishing How Title Will Be Taken		01/01/2022
FBD160	Assignment of Land Contract - State Bar Form 15	01/01/2003	06/22/2020
FBD161	Assignment of Mortgage - State Bar Form 30	01/01/2003	06/22/2020
FBD162	Bill of Sale - State Bar Form 31	01/01/2003	06/22/2020
FBD163	Condominium Deed - State Bar Form 8	12/01/2020	12/01/2020
FBD164	Condominium Land Contract - State Bar Form 14	12/01/2020	12/01/2020
FBD165	Condominium Mortgage - State Bar Form 23		06/16/2020
FBD166	Fixed Rate Note - State Bar Form 16	01/01/2003	06/22/2020
FBD167	Guaranty - State Bar Form 32	01/01/2003	06/22/2020
FBD168	Guardian's Deed - State Bar Form 4	01/01/2003	06/22/2020

FBD169	Indexed Variable Rate Note - State Bar Form 17	01/01/2003	06/22/2020
FBD170	Land Contract - State Bar Form 11		01/01/2022
FBD171	Marital Property Statement - State Bar Form 33	01/01/2003	06/22/2020
FBD172	Mortgage - State Bar Form 21	01/01/2003	06/22/2020
FBD173	Partial Release of Mortgage - State Bar Form 28	01/01/2003	06/22/2020
FBD174	Personal Representative's Deed - State Bar Form 5		01/01/2022
FBD175	Quit Claim Deed - State Bar Form 3		01/01/2022
FBD176	Satisfaction of Mortgage - State Bar Form 29	01/01/2003	06/22/2020
FBD177	Special Warranty Deed - State Bar Form 6	01/01/2003	06/22/2020
FBD178	Trustee's Deed - State Bar Form 7	12/01/2020	01/01/2022
FBD179	Warranty Deed - State Bar Form 1		01/01/2022
FBD180	Warranty Deed - State Bar Form 2		01/01/2022

FBD181	Commercial - Offer to Purchase--Business with Real Estate (WB-16)	10/01/2021	01/01/2022
FBD182	Residential - Residential Offer to Purchase (WB-11)	09/01/2020	01/01/2022
FBD183	Residential - Counter-Offer (WB-44)	01/01/2016	01/01/2022
FBD184	Condominium - Residential Condominium Offer to Purchase (WB-14)	09/01/2020	01/01/2022
FBD185	Amendment to Offer to Purchase (WB-40)	01/01/2016	01/01/2022
FBD186	Commercial Offer to Purchase (WB-15)	02/01/2021	01/01/2022
FBD187	Residential Listing Contract - Exclusive Right to Sell (WB-1)	07/01/2016	01/01/2022
FBD188	Notice Relating to Offer to Purchase (WB-41)	01/01/2016	01/01/2022
FBD189	Vacant Land Offer to Purchase (WB-13)	02/01/2021	02/04/2022
FBD190	Amendment to Listing Contract (WB-42)	07/01/2016	01/01/2022
FBD191	Buyer Agency-Tenant Representation Agreement (WB-36)	10/01/2017	01/01/2022

FBD192	Residential Condominium Listing Contract - Exclusive Right to Sell (WB-4)	01/01/2018	01/13/2021
FBD193	Bill of Sale (WB-25)	10/01/2021	01/01/2022
FBD194	Option to Purchase (WB-24)	01/01/2013	01/01/2022
FBD195	Commercial Listing Contract - Exclusive Right to Sell (WB-5)	01/01/2018	01/01/2022
FBD196	Vacant Land Listing Contract - Exclusive Right to Sell (WB-3)	01/01/2018	01/01/2022
FBD197	Transfer on Death Form (State Bar of Wisconsin Form 9-2009)	01/01/2009	06/22/2020
FBD198	Access Easement for Declarant During Construction In a Single Building		02/08/2021
FBD200	Correction Instrument v5 (State Bar of WI Form 00-2011)	01/01/2011	06/22/2020
FBD201	Unbuilt Units		02/08/2021
FBD202	Access Easement for Declarant During Construction In Multiple Buildings		02/08/2021
FBD203	Agreement to Remove Property from Condominium		02/08/2021

FBD204	Buyer Agency-Tenant Representation Agreement (WB-36)	10/01/2017	01/11/2021
FBD205	Residential Condominium Offer to Purchase (WB-14)	09/01/2020	08/09/2021
FBD206	Addendum A to the WB-11 Offer to Purchase	01/29/2014	06/22/2020
FBD207	Addendum B to the WB-11 Offer to Purchase	01/29/2014	06/22/2020
FBD208	Resolution Authorizing Condominium Association to Acquire Property in Trust		02/08/2021
FBD209	Cancellation Agreement & Mutual Release (WB-45)	01/01/2016	01/01/2022
FBD210	Buyer's Closing Statement (WRA-B)		01/01/2022
FBD211	Seller's Closing Statement (WRA-S)		01/01/2022
FBD212	Closing Statement (WRA-CS)	01/01/2001	06/22/2020
FBD213	Offer to Purchase - Business Without Real Estate Interest (WB-17)	10/01/2021	10/04/2021
FBD214	Amendment to Buyer Agency-Tenant Representation Agreement (WB-47)	10/01/2017	01/01/2022

FBD215	Farm Offer to Purchase (WB-12)	05/01/2021	09/30/2021
FBD216	Business Listing Contract - Exclusive Right to Sell (WB-6)	01/01/2018	01/01/2022
FBD217	Real Estate Condition Report (WRA-CR)	01/01/2018	06/22/2020
FBD218	Seller Refusal-Statement Regarding Condition or Disclosure Report (WRA-SRR)	01/01/2018	06/22/2020
FBD219	Sample Language - Assessment Exemption		02/08/2021
FBD220	Sample Language - Protecting Declarant from Suits for Defective Construction		02/08/2021
FBD221	Sample Language - Authorizing Resolution		02/08/2021
FBD222	Construction Lien Master Information List		06/12/2020
FBD223	Prime Contractor Notice of Lien Rights (10-Day Notice)		06/12/2020
FBD224	Subcontractor Identification Notice (60-Day Notice)		06/12/2020
FBD225	Subcontractor Notice of Intention to File Claim for Lien (30-Day Notice)		06/12/2020

FBD226	Prime Contractor Notice of Intention to File Claim for Lien (30-Day Notice)	06/12/2020
FBD227	Prime Contractor Claim for Lien	06/12/2020
FBD228	Subcontractor Claim for Lien	06/12/2020
FBD229	Partial Satisfaction of Claim for Lien	08/01/2020
FBD230	Full Satisfaction of Claim for Lien	08/01/2020
FBD231	Waiver of Construction Lien	06/12/2020
FBD232	Claim for Lien - Private Bonded Project	08/01/2020
FBD233	Construction Lien Foreclosure - Complaint	06/12/2020
FBD234	Construction Lien Foreclosure - Order for Judgment	06/12/2020
FBD235	Claim for Public Improvement Lien	08/01/2020
FBD236	Prime Contractor Dispute of Claim for Public Improvement Lien	06/12/2020
FBD237	Public Notice for Payment	06/12/2020

FBD238	Notice of Claim on Payment Bond for Public Project		06/12/2020
FBD239	Private Payment Bond Demand		06/12/2020
FBD240	Notice of Claim for City of Milwaukee Public Improvement Lien		08/01/2020
FBD241	Construction Lien Law Checklist		06/12/2020
FBD242	Checklist of Important Terms		06/12/2020
FBD244	Termination of Decedent's Interest (HT-110, TOD-110)	06/21/2018	06/22/2020
FBD245	Multiple Counter-Proposal (WB-46)	10/01/2021	10/04/2021