

Minutes of Regular Meeting

The Board of Directors
Roseau Public School

A regular meeting of the Board of Directors of Roseau Public School was held Wednesday, November 19, 2025, at 5:15 PM in the board room.

<https://youtube.com/live/QGWm1KYCo9U?feature=share>

1. Call to Order at 5:16 PM
2. Roll Call
 1. Roll Call: Thor Didrikson, Neal Vatnsdal, Pete Kvien, Jodee Haugen, Heather Magnusson, David Simmons
 2. Administration: Tom Jerome
3. Listening Session
4. Approval of Agenda
 1. A motion was made by Neal Vatnsdal, seconded by Heather Magnusson and UC that, BE IT RESOLVED the Board of Education approve the agenda of the November 19, 2025 regular board meeting as presented/amended.
*Member Simmons stepped out of the meeting.
5. Minutes
 1. A motion was made by Jodee Haugen, seconded by Heather Magnusson and UC that, BE IT RESOLVED the Board of Education approve the minutes of the preceding special meeting of November 13, 2025.
 2. A motion was made by Heather Magnusson, seconded by Neal Vatnsdal and UC that, BE IT RESOLVED the Board of Education approve the minutes of the preceding regular meeting of October 20, 2025.
6. Business Services
 1. A motion was made by Pete Kvien, seconded by Neal Vatnsdal and UC that, BE IT RESOLVED the Board of Education approve the payment of bills based on review by the Audit Committee (Kvien, Simmons) in the amount of \$1,158,083.24.
*Member Simmons returned to meeting.
7. Reports
 1. Listening Session
 2. Roseau School Board Student Representative: John Delaney
 3. Jordan Kofstad: USA Realty
8. Communications
 1. Superintendent
 - a. Buildings and Grounds
 - b. Roseau School District Enrollment
 - c. Staffing Update
 - d. Veterans Day Program
 - e. Roseau Teacher of the Year
 - f. Book Fair
 - g. National Honor Society Induction Ceremony

- h. Minnesota State High School League Professional Development
 - i. Secretary of State Steve Simon visits Roseau School District
 - j. Roseau School District to be featured as a 2026 School of Excellence
- 9. Principal Report
 - 1. Principal Report
- 10. Upcoming Board Meeting(s)
- 11. Proposed Resolutions November 19, 2025
 - 1. A motion was made by Heather Magnusson, seconded by Thor Didrikson and UC that, BE IT RESOLVED the Board of Education of District 682 approve the terms for the Transportation contract as presented for the 2025-2026 and 2026–2027 years.
 - 2. A motion was made by Neal Vatnsdal, seconded by Heather Magnusson and UC that, BE IT RESOLVED the Board of Education of District 682 approve the terms for the Custodian contract as presented for the 2025-2026 and 2026–2027 years.
 - 3. A motion was made by Pete Kvien, seconded by Neal Vatnsdal and UC that, BE IT RESOLVED the Board of Education of District 682 approve the terms of the purchase agreement of the 505 6th St. NE Roseau School District property as presented.
 - 4. A motion was made by Jodee Haugen, seconded by Neal Vatnsdal and UC that, BE IT RESOLVED the Board of Education of District 682 approve the resignation of:
 - Mary Kay Voll / special education secretary
 - Alexis Kroft / paraprofessional
 - Janel Parsons / paraprofessional
 - 5. A motion was made by Jodee Haugen, seconded by Neal Vatnsdal and UC that, BE IT RESOLVED the Board of Education of District 682 approve the hiring of:
 - Kacie Borowicz / long term substitute Art teacher
 - Michelle Dorwart / cleaning aide
 - 6. Board consensus to move the Monday, December 1 work session to Monday, December 8.
- 12. Adjournment: 6:25 PM

Signed _____
Jodee Haugen, Clerk

Signed _____
Thor Didrikson, Chairman



PURCHASE AGREEMENT

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1. Date November 12th 2025
2. Page 1

3. BUYER (S): Michael V. Dieter & Mary C. Dieter
4. _____
5. Buyer's earnest money in the amount of
6. Ten Thousand Dollars (\$ 10,000.00)
7. shall be delivered to listing broker, or, if checked, to ☐ _____ no later than two (2) Business
("Earnest Money Holder")
8. Days after Final Acceptance Date. Buyer and Seller agree that earnest money shall be deposited in the trust account of
9. Earnest Money Holder as specified above within three (3) Business Days of receipt of the earnest money or Final
10. Acceptance Date, whichever is later.
11. Said earnest money is part payment for the purchase of the property located at
12. Street Address: 505 6th Street NE
13. City of Roseau , County of Roseau ,
14. State of Minnesota, Zip Code 56751 , legally described as LOTS 3 & 4 BLK 1; ROWS ADDITION
15. _____
16. Said purchase shall include all improvements, fixtures, and appurtenances on the property, if any, including but not
17. limited to, the following (collectively the "Property"): garden bulbs, plants, shrubs, trees, lawn watering systems,
18. in-ground pet containment systems (excluding collars); sheds; playsets; storm sashes, storm doors, screens, and
19. awnings; window shades and blinds; traverses, curtain and drapery rods, valances, draperies, curtains, and window
20. coverings and treatments; towel rods; attached lighting and bulbs; fan fixtures; plumbing fixtures; garbage disposals;
21. water softeners; water treatment systems; water heating systems; heating systems; air exchange systems; environmental
22. remediation systems (e.g., radon, vapor intrusion); sump pumps; TV antennas, cable TV jacks and wiring, and TV
23. wall mounts; wall and ceiling speaker mounts; carpeting; attached mirrors; garage door openers and all controls; smoke
24. detectors; doorbells; thermostats; all integrated phone and home automation systems, including necessary components
25. such as intranet and Internet connected hardware or devices, control units (other than non-dedicated mobile devices,
26. electronics, and computers) and applicable software, permissions, passwords, codes, and access information; fireplace
27. screens, doors, and heatilators; **ANY OF THE FOLLOWING, IF BUILT-IN:** dishwashers, refrigerators, wine and beverage
28. refrigerators, trash compactors, ovens, cook-top stoves, warming drawers, microwave ovens, hood fans, shelving,
29. work benches, intercoms, speakers, air conditioning equipment, electronic air filters, humidifiers and dehumidifiers,
30. liquid fuel tanks and all controls, pool and spa equipment, propane tanks and all controls, security system equipment,
31. TV satellite dishes; the above-mentioned inclusions **AND** the following personal property shall be transferred with no
32. additional monetary value, and free and clear of all liens and encumbrances:
33. All kitchen appliances that are already hooked up and unhooked appliances in garage
34. Notwithstanding the foregoing, leased fixtures are not included.
35. Notwithstanding the foregoing, the following item(s) are excluded from the purchase:
36. _____

PURCHASE PRICE:

38. Seller has agreed to sell the Property to Buyer for the sum of (\$ 251,000.00)
39. Two Hundred Fifty-One Thousand Dollars,
40. which Buyer agrees to pay in the following manner:
41. 1. 100 percent (%) of the sale price in **CASH**, or more in Buyer's sole discretion, including earnest money;
42. 2. 0 percent (%) of the sale price in **MORTGAGE FINANCING**. (See following Mortgage Financing section.)
43. 3. 0 percent (%) of the sale price by **ASSUMING** Seller's current mortgage. (See attached *Addendum to*
44. *Purchase Agreement: Assumption Financing*.)
45. 4. 0 percent (%) of the sale price by **CONTRACT FOR DEED**. (See attached *Addendum to Purchase*
46. *Agreement: Contract for Deed Financing*.)

CLOSING DATE:

48. The date of closing shall be November 28th 2025 .

PURCHASE AGREEMENT

49. Page 2 Date November 12th 2025

50. Property located at 505 6th Street NE Roseau MN 56751.

51. **MORTGAGE FINANCING:**

52. This Purchase Agreement ☐ IS ☒ **IS NOT** subject to the mortgage financing provisions below. If IS, complete the
(Check one.)

53. **MORTGAGE FINANCING** section below. If **IS NOT**, proceed to the **SELLER'S CONTRIBUTIONS TO BUYER'S**
54. **COSTS** section.

55. Such mortgage financing shall be: (Check one.)

56. ☐ **FIRST MORTGAGE only** ☐ **FIRST MORTGAGE AND SUBORDINATE FINANCING.**

57. Buyer shall apply for and secure, at Buyer's expense, a: (Check all that apply.)

58. ☐ **CONVENTIONAL OR PRIVATELY INSURED CONVENTIONAL**

59. ☐ **DEPARTMENT OF VETERANS' AFFAIRS ("DVA") GUARANTEED**

60. ☐ **FEDERAL HOUSING ADMINISTRATION ("FHA") INSURED**

61. ☐ **UNITED STATES DEPARTMENT OF AGRICULTURE ("USDA") RURAL DEVELOPMENT**

62. ☐ **OTHER** _____

63. mortgage in the amount stated in this Purchase Agreement, amortized over a period of not more than
64. _____ years, with an initial interest rate at no more than _____ percent (%) per annum. The mortgage
65. application **IS TO BE MADE WITHIN FIVE (5) BUSINESS DAYS** after the Final Acceptance Date. Buyer agrees to
66. use best efforts to secure a commitment for such financing and to execute all documents required to consummate
67. said financing.

68. **LOCKING OF MORTGAGE INTEREST RATE ("RATE"):** The Rate shall be locked with the lender(s) by Buyer:
69. (Check one.)

70. ☐ **WITHIN FIVE (5) BUSINESS DAYS OF FINAL ACCEPTANCE DATE; OR**

71. ☐ **AT ANY TIME PRIOR TO CLOSING OR AS REQUIRED BY LENDER(S).**

72. **MORTGAGE FINANCING CONTINGENCY:** This Purchase Agreement is contingent upon the following and applies
73. to the first mortgage and any subordinate financing. (Check one.)

74. ☐ If Buyer cannot secure the financing specified in this Purchase Agreement, and this Purchase Agreement does not
75. close on the closing date specified, this Purchase Agreement is canceled. Buyer and Seller shall immediately
76. sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money paid here to be

77. ☐ **REFUNDED TO BUYER** ☐ **FORFEITED TO SELLER.**
(Check one.)

78. **NOTE:** If this Purchase Agreement is subject to DVA or FHA financing, **FORFEITED TO SELLER** may be prohibited.
79. See the following DVA and FHA Escape Clauses.

80. **OR**

81. ☐ Buyer shall provide Seller, or licensee representing or assisting Seller, with the Written Statement, on
82. or before _____.

83. For purposes of this Contingency, **"Written Statement"** means a Written Statement prepared by Buyer's mortgage
84. originator(s) or lender(s) after the Final Acceptance Date that Buyer is approved for the loan(s) specified in this
85. Purchase Agreement, including both the first mortgage and any subordinate financing, if any, and stating that an
86. appraisal, satisfactory to the lender(s), has been completed or the lender(s) has waived the appraisal and stating
87. conditions required by lender(s) to close the loan.

88. Upon delivery of the Written Statement to Seller, or licensee representing or assisting Seller, the obligation for
89. satisfying all conditions required by mortgage originator(s) or lender(s), except those conditions specified below,
90. are deemed accepted by Buyer:

91. (a) work orders agreed to be completed by Seller;

92. (b) any other financing terms agreed to be completed by Seller here; and

93. (c) any contingency for the sale and closing of Buyer's property pursuant to this Purchase Agreement.

PURCHASE AGREEMENT

94. Page 3 Date November 12th 2025

95. Property located at 505 6th Street NE Roseau MN 56751.
96. Upon delivery of the Written Statement, if this Purchase Agreement does not close on the stated closing date for
97. **ANY REASON** relating to financing, including, but not limited to interest rate and discount points, if any, then Seller
98. may, at Seller's option, declare this Purchase Agreement canceled, in which case this Purchase Agreement is
99. canceled. If Seller declares this Purchase Agreement canceled, Buyer and Seller shall immediately sign a
100. *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money paid here to be
101. **FORFEITED TO SELLER** as liquidated damages. In the alternative, Seller may seek all other remedies allowed by law.
102. Notwithstanding the language in the preceding paragraph, Seller may not declare this Purchase Agreement
103. canceled if the reason this Purchase Agreement does not close was due to:
104. (a) Seller's failure to complete work orders to the extent required by this Purchase Agreement;
105. (b) Seller's failure to complete any other financing terms agreed to be completed by Seller here; or
106. (c) any contingency for the sale and closing of Buyer's property pursuant to this Purchase Agreement, except
107. as specified in the contingency for sale and closing of Buyer's property.
108. If the Written Statement is not provided by the date specified on line 82, Seller may, at Seller's option, declare this
109. Purchase Agreement canceled by written notice to Buyer at any time prior to Seller receiving the Written Statement,
110. in which case this Purchase Agreement is canceled. In the event Seller declares this Purchase Agreement canceled,
111. Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and
112. directing all earnest money paid here to be ☐ **RETAINED BY SELLER** ☐ **REFUNDED TO BUYER**.
(Check one.)
113. If the Written Statement is not provided, and Seller has not previously canceled this Purchase Agreement, this
114. Purchase Agreement is canceled as of the closing date specified in this Purchase Agreement. Buyer and Seller
115. shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest
116. money paid here to be ☐ **RETAINED BY SELLER** ☐ **REFUNDED TO BUYER**.
(Check one.)
117. **LENDER COMMITMENT WORK ORDERS:** Seller agrees to pay up to \$ _____ to make
118. repairs as required by the lender commitment. If the lender commitment is subject to any work orders for which the
119. cost of making said repairs shall exceed this amount, Seller shall have the following options:
120. (a) making the necessary repairs; or
121. (b) negotiating the cost of making said repairs with Buyer; or
122. (c) declaring this Purchase Agreement canceled, in which case this Purchase Agreement is canceled. Buyer and Seller
123. shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest
124. money paid here to be refunded to Buyer, unless Buyer provides for payment of the cost of said repairs or escrow
125. amounts related thereto above the amount specified on line 117 of this Purchase Agreement.
126. ☐ **SELLER** ☐ **BUYER** agrees to pay any reinspection fee required by Buyer's lender(s).
(Check one.)
127. **FHA ESCAPE CLAUSE (FHA Financing only):** "It is expressly agreed that, notwithstanding any other provisions
128. of this contract, the purchaser shall not be obligated to complete the purchase of the Property described here or to incur
129. any penalty by forfeiture of earnest money deposits or otherwise, unless the purchaser has been given in accordance
130. with the Department of Housing and Urban Development ("HUD")/FHA or DVA requirements a written statement by the
131. Federal Housing Commissioner, Department of Veterans' Affairs, or a Direct Endorsement lender setting forth the
132. appraised value of the Property as not less than \$ _____ .
(sale price)
133. The purchaser shall have the privilege and option of proceeding with consummation of the contract without regard
134. to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage
135. HUD will insure; HUD does not warrant the value nor the condition of the Property. The purchaser should satisfy himself/
136. herself that the price and condition of the Property are acceptable."

PURCHASE AGREEMENT

137. Page 4 Date November 12th 2025

138. Property located at 505 6th Street NE Roseau MN 56751

139. LENDER PROCESSING FEES (FHA, DVA Financing Only): Seller agrees to pay Buyer's closing fees and

140. miscellaneous processing fees which cannot be charged to Buyer, not to exceed \$ _____

141. This amount is in addition to Seller's Contributions to Buyer's Costs, if applicable.

142. **DVA FUNDING FEE (DVA Financing only):** Pursuant to federal regulations, a one-time Funding Fee based on loan
143. amount, not otherwise waived, must be paid at closing of this transaction as follows:

144. _____ paid by Buyer ☐ AT CLOSING ☐ ADDED TO MORTGAGE AMOUNT

 (Check one.)

145. _____ paid by Seller

146. NOTE: DVA regulations limit the fees and charges Buyer can pay to obtain a DVA loan.

147. **DEPARTMENT OF VETERANS' AFFAIRS ESCAPE CLAUSE (DVA Financing only):** "It is expressly agreed that,
148. notwithstanding any other provisions of this contract, the purchaser shall not incur any penalty by forfeiture of earnest
149. money or otherwise be obligated to complete the purchase of the Property described here, if the contract purchase
150. price or cost exceeds the reasonable value of this Property established by the Department of Veterans' Affairs. The
151. purchaser shall, however, have the privilege and option of proceeding with the consummation of this contract without
152. regard to the amount of reasonable value established by the Department of Veterans' Affairs."

153. **NOTE:** Verify DVA requirements relating to payment of all special assessments levied and pending, and
154. **annual installments of special assessments certified to yearly taxes.**

155. OTHER MORTGAGE FINANCING ITEMS: _____

156. _____

157. SELLER'S CONTRIBUTIONS TO BUYER'S COSTS:

158. Seller ☐ IS ☒ IS NOT contributing to Buyer's costs. If answer is IS, Seller agrees to pay at closing, up to: (Check one.)
----- (Check one.) -----

159. ☐ \$ _____

160. _____ percent (%) of the sale price

161. towards Buyer's closing fees, title service fees, title searches, title examinations, abstracting, lender's title insurance,
162. owner's title insurance, prepaid items, other Buyer's costs allowable by lender, if any, and/or mortgage discount points. Any
163. amount of Seller's contribution that exceeds Buyer's allowable costs, or which cannot be used because Seller's
164. contribution exceeds the maximum Seller contribution allowed by law or by mortgage requirements, shall be retained
165. by Seller.

166. **NOTE:** The amount paid by Seller cannot exceed the maximum Seller contribution allowed by FHA, DVA, or
167. lender. All funds paid by Seller on behalf of Buyer must be stated on the Closing Disclosure at closing.

168. INSPECTIONS:

169. Buyer has been made aware of the availability of Property inspections. Buyer ☐ **ELECTS** ☒ **DECLINES** to have a
170. Property inspection performed at Buyer's expense.

----- (Check one.) -----

171. This Purchase Agreement ☐ IS ☒ IS NOT contingent upon any inspection(s) of the Property obtained by Buyer to

 (Check one.)

172. determine its condition, including any non-intrusive testing or any intrusive testing as allowed pursuant to this Purchase Agreement.

174. Any inspection(s) or test(s) shall be done by an inspector(s) or tester(s) of Buyer's choice. **Buyer shall satisfy Buyer**
175. **as to the qualifications of the inspector(s) or tester(s).** For purposes of this Purchase Agreement, "intrusive testing"
176. shall mean any testing, inspection(s), or investigation(s) that changes the Property from its original condition or
177. otherwise damages the Property.

178. Seller ☐ DOES ☒ DOES NOT agree to allow Buyer to perform intrusive testing or inspection(s).
(Check one.)

179. If answer is **DOES**, Buyer agrees that the Property shall be returned to the same condition it was in prior to Buyer's
180. intrusive testing at Buyer's sole expense.

PURCHASE AGREEMENT

181. Page 5 Date November 12th 2025

182. Property located at 505 6th Street NE Roseau MN 56751.

183. Seller will provide access to attic(s) and crawlspace(s).

184. Within 0 Calendar Days of Final Acceptance Date, all inspection(s), test(s), and resulting negotiations, if any,
185. shall be done ("Inspection Period").

186. If this Purchase Agreement is contingent upon inspection, Buyer may cancel this Purchase Agreement based on the
187. inspection(s) or test result(s) by providing written notice to Seller, or licensee representing or assisting Seller, of Buyer's
188. election to cancel no later than the end of the Inspection Period. If Buyer cancels this Purchase Agreement, then the
189. Purchase Agreement is canceled. Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement*
190. confirming said cancellation and directing all earnest money paid here to be refunded to Buyer. If Buyer does not
191. cancel this Purchase Agreement before the end of the Inspection Period, then this Inspection Contingency shall be
192. deemed removed and this Purchase Agreement shall be in full force and effect.

193. **OTHER INSPECTION ITEMS:**

194. _____

195. _____

196. _____

SALE OF BUYER'S PROPERTY:

197.
198. *(Check one.)*

199. ☐ 1. This Purchase Agreement is subject to an *Addendum to Purchase Agreement: Sale of Buyer's Property*
200. *Contingency* for the sale of Buyer's property. (If checked, see attached *Addendum*.)

201. OR

202. ☐ 2. This Purchase Agreement is contingent upon the successful closing on the Buyer's property located at
203. _____, which is scheduled to close on

204. _____ pursuant to a fully executed purchase agreement. If Buyer's
205. property does not close by the closing date specified in this Purchase Agreement, this Purchase Agreement
206. is canceled. Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming said
207. cancellation and directing all earnest money paid here to be refunded to Buyer. The language in this paragraph
208. supersedes any other provision to the contrary in any financing contingency made a part of this Purchase
209. Agreement, if applicable.

210. OR

211. ☒ 3. Buyer represents that Buyer has the financial ability to perform on this Purchase Agreement without the sale
212. and closing on any other property.

REAL ESTATE TAXES/SPECIAL ASSESSMENTS:

214. **REAL ESTATE TAXES:** Seller shall pay on the date of closing all real estate taxes due and payable in all prior years
215. including all penalties and interest.

216. Buyer shall pay ☒ **PRORATED FROM DAY OF CLOSING** ☐ **ALL** ☐ **NONE** _____ /12ths OF real estate taxes
217. due and payable in the year of closing. (Check one.)

218. Seller shall pay ☒ **PRORATED TO DAY OF CLOSING** ☐ **ALL** ☐ **NONE** _____ /12ths OF real estate taxes due and
219. payable in the year of closing. (Check one.)

220. If the Property tax status is a part- or non-homestead classification in the year of closing, Seller ☐ **SHALL** ☒ **SHALL NOT**
221. pay the difference between the homestead and non-homestead. (Check one.)

222. Buyer shall pay real estate taxes due and payable in the year following closing and thereafter, the payment of which
223. is not otherwise here provided. No representations are made concerning the amount of subsequent real estate taxes.

PURCHASE AGREEMENT

224. Page 6 Date November 12th 2025

225. Property located at 505 6th Street NE Roseau MN 56751.
226. **DEFERRED TAXES/SPECIAL ASSESSMENTS:**
227. ☐ BUYER SHALL PAY ☒ SELLER SHALL PAY on date of closing any deferred real estate taxes (e.g., Green
(Check one.)
228. Acres) or special assessments, payment of which is required as a result of the closing of this sale.
229. ☒ BUYER AND SELLER SHALL PRORATE AS OF THE DATE OF CLOSING ☐ SELLER SHALL PAY ON
(Check one.)
230. DATE OF CLOSING all installments of special assessments certified for payment, with the real estate taxes due and
231. payable in the year of closing.
232. ☒ BUYER SHALL ASSUME ☐ SELLER SHALL PAY on date of closing all other special assessments levied as
(Check one.)
233. of the Date of this Purchase Agreement. Notwithstanding the foregoing, Buyer shall assume any levied assessments
234. that cannot be paid in the year of closing.
235. ☒ BUYER SHALL ASSUME ☐ SELLER SHALL PROVIDE FOR PAYMENT OF special assessments pending as
(Check one.)
236. of the Date of this Purchase Agreement for improvements that have been ordered by any assessing authorities. (Seller's
237. provision for payment shall be by payment into escrow of two (2) times the estimated amount of the assessments
238. or less, as required by Buyer's lender.)
239. Buyer shall pay any unpaid special assessments payable in the year following closing and thereafter, the payment of
240. which is not otherwise here provided.
241. As of the Date of this Purchase Agreement, Seller represents that Seller ☐ HAS ☒ HAS NOT received a notice
(Check one.)
242. regarding any new improvement project from any assessing authorities, the costs of which project may be assessed
243. against the Property. Any such notice received by Seller after the Date of this Purchase Agreement and before closing
244. shall be provided to Buyer immediately. If such notice is issued after the date of this Purchase Agreement and on
245. or before the date of closing, then the parties may agree in writing, on or before the date of closing, to pay, provide
246. for the payment of, or assume the special assessments. In the absence of such agreement, either party may declare
247. this Purchase Agreement canceled by written notice to the other party, or licensee representing or assisting the other
248. party, in which case this Purchase Agreement is canceled. If either party declares this Purchase Agreement canceled,
249. Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and
250. directing all earnest money paid here to be refunded to Buyer.

ADDITIONAL PROVISIONS:

251. **PREVIOUSLY EXECUTED PURCHASE AGREEMENT:** This Purchase Agreement ☐ IS ☒ IS NOT subject to
(Check one.)
252. cancellation of a previously executed purchase agreement dated _____.
253. (If answer is IS, said cancellation shall be obtained no later than _____.
254. If said cancellation is not obtained by said date, this Purchase Agreement is canceled. Buyer and Seller shall immediately
255. sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money paid here to
256. be refunded to Buyer.)
257. **DEED/MARKETABLE TITLE:** Upon performance by Buyer, Seller shall deliver a: (Check one.)
258. ☒ WARRANTY DEED ☐ PERSONAL REPRESENTATIVE'S DEED ☐ CONTRACT FOR DEED ☐ TRUSTEE'S DEED
259. ☐ OTHER: _____ DEED joined in by spouse, if any, conveying marketable title, subject to
260. (a) building and zoning laws, ordinances, and state and federal regulations;
261. (b) restrictions relating to use or improvement of the Property without effective forfeiture provisions;
262. (c) reservation of any mineral rights by the State of Minnesota;
263. (d) utility and drainage easements which do not interfere with existing improvements;
264. (e) rights of tenants as follows (unless specified, not subject to tenancies): _____
265. _____ ; and
266. (f) others (must be specified in writing): _____
267. _____
268. _____

PURCHASE AGREEMENT

269. Page 7 Date November 12th 2025

270. Property located at 505 6th Street NE Roseau MN 56751.

271. **POSSESSION:** Seller shall deliver possession of the Property: *(Check one.)*

272. ☒ **IMMEDIATELY AFTER CLOSING;** or

273. ☐ **OTHER:** _____.

274. Seller agrees to remove ALL DEBRIS AND ALL PERSONAL PROPERTY NOT INCLUDED HERE from the Property
275. by possession date.

276. **LINKED DEVICES:** Seller warrants that Seller shall permanently disconnect or discontinue Seller's access or service
277. to any device or system on or serving the property that is connected or controlled wirelessly, via internet protocol ("IP")
278. to a router or gateway or directly to the cloud no later than delivery of possession as specified in this Purchase
279. Agreement.

280. **PRORATIONS:** All interest; unit owners' association dues; rents; and charges for city water, city sewer, electricity, and
281. natural gas shall be prorated between the parties as of date of closing. Buyer shall pay Seller for remaining gallons of
282. fuel oil or liquid petroleum gas on the day of closing, at the rate of the last fill by Seller.

283. **TITLE AND EXAMINATION:** As quickly as reasonably possible after Final Acceptance Date:

284. (a) Seller shall deliver any abstract of title and a copy of any owner's title insurance policy for the Property, if
285. in Seller's possession or control, to Buyer or Buyer's designated title service provider. Any abstract of title or
286. owner's title insurance policy provided shall be immediately returned to Seller, or licensee representing or
287. assisting Seller, upon cancellation of this Purchase Agreement; and

288. (b) Buyer shall obtain the title services determined necessary or desirable by Buyer or Buyer's lender, including
289. but not limited to title searches, title examinations, abstracting, a title insurance commitment, or an attorney's
290. title opinion at Buyer's selection and cost and provide a copy to Seller.

291. Seller shall use Seller's best efforts to provide marketable title by the date of closing. Seller agrees to pay all costs
292. and fees necessary to convey marketable title including obtaining and recording all required documents, subject to
293. the following:

294. In the event Seller has not provided marketable title by the date of closing, Seller shall have an additional thirty
295. (30) days to make title marketable, or in the alternative, Buyer may waive title defects by written notice to Seller. In
296. addition to the thirty (30)-day extension, Buyer and Seller may, by mutual agreement, further extend the closing
297. date. Lacking such extension, either party may declare this Purchase Agreement canceled by written notice to
298. the other party, or licensee representing or assisting the other party, in which case this Purchase Agreement is
299. canceled. If either party declares this Purchase Agreement canceled, Buyer and Seller shall immediately sign a
300. *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money paid here to
301. be refunded to Buyer.

302. **SUBDIVISION OF LAND, BOUNDARIES, AND ACCESS:** If this sale constitutes or requires a subdivision of land
303. owned by Seller, Seller shall pay all subdivision expenses and obtain all necessary governmental approvals. Seller
304. warrants that the legal description of the real property to be conveyed has been or shall be approved for recording
305. as of the date of closing. Seller warrants that the buildings are or shall be constructed entirely within the boundary
306. lines of the Property. Seller warrants that there is a right of access to the Property from a public right-of-way.

307. **MECHANIC'S LIENS:** Seller warrants that prior to the closing, payment in full will have been made for all labor, materials,
308. machinery, fixtures, or tools furnished within the 120 days immediately preceding the closing in connection with
309. construction, alteration, or repair of any structure on, or improvement to, the Property.

310. **NOTICES:** Seller warrants that Seller has not received any notice from any governmental authority as to condemnation
311. proceedings, or violation of any law, ordinance, or regulation. If the Property is subject to restrictive covenants, Seller
312. warrants that Seller has not received any notice from any person or authority as to a breach of the covenants. Any
313. such notices received by Seller shall be provided to Buyer immediately. Discriminatory restrictive covenants (e.g.
314. provisions against conveyance of property to any person of a specified religious faith, creed, national origin, race, or
315. color) are illegal and unenforceable. An owner of real property may permanently remove such restrictive covenants
316. from the title by recording a statutory form in the office of the county recorder of any county where the property is located.

317. **DIMENSIONS:** Buyer acknowledges any dimensions, square footage, or acreage of land or improvements provided
318. by Seller, third party, or broker representing or assisting Seller are approximate. Buyer shall verify the accuracy of
319. information to Buyer's satisfaction, if material, at Buyer's sole cost and expense.

320. **ACCESS AGREEMENT:** Seller agrees to allow reasonable access to the Property for performance of any surveys or
321. inspections agreed to here.

PURCHASE AGREEMENT

322. Page 8 Date November 12th 2025

323. Property located at 505 6th Street NE Roseau MN 56751.

324. **RISK OF LOSS:** If there is any loss or damage to the Property between the Date of this Purchase Agreement and
325. the date of closing for any reason, including fire, vandalism, flood, earthquake, or act of God, the risk of loss shall be
326. on Seller. If the Property is destroyed or substantially damaged before the closing date, this Purchase Agreement
327. is canceled, at Buyer's option, by written notice to Seller or licensee representing or assisting Seller. If Buyer cancels
328. this Purchase Agreement, Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming
329. said cancellation and directing all earnest money paid here to be refunded to Buyer.

330. **TIME OF ESSENCE:** Time is of the essence in this Purchase Agreement.

331. **CALCULATION OF DAYS:** Any calculation of days begins on the first day (Calendar or Business Days as specified)
332. following the occurrence of the event specified and includes subsequent days (Calendar or Business Days as specified)
333. ending at 11:59 P.M. on the last day.

334. **BUSINESS DAYS:** "Business Days" are days which are not Saturdays, Sundays, or state or federal holidays unless
335. stated elsewhere by the parties in writing.

336. **CALENDAR DAYS:** "Calendar Days" include Saturdays, Sundays, and state and federal holidays. For purposes of
337. this Agreement, any reference to "days" means "Calendar Days" unless otherwise required by law.

338. **RELEASE OF EARNEST MONEY:** Buyer and Seller agree that the Earnest Money Holder shall release earnest money
339. from the Earnest Money Holder's trust account:

- 340. (a) at or upon the successful closing of the Property;
- 341. (b) pursuant to written agreement between the parties, which may be reflected in a *Cancellation of Purchase*
342. *Agreement* executed by both Buyer and Seller;
- 343. (c) upon receipt of an affidavit of a cancellation under MN Statute 559.217; or
- 344. (d) upon receipt of a court order.

345. **DEFAULT:** If Buyer defaults in any of the agreements here, Seller may cancel this Purchase Agreement, and any
346. payments made here, including earnest money, shall be retained by Seller as liquidated damages and Buyer and
347. Seller shall affirm the same by a written cancellation agreement.

348. If Buyer defaults in any of the agreements here, Seller may terminate this Purchase Agreement under the provisions
349. of either MN Statute 559.21 or MN Statute 559.217, whichever is applicable. If either Buyer or Seller defaults in any
350. of the agreements here or there exists an unfulfilled condition after the date specified for fulfillment, either party may
351. cancel this Purchase Agreement under MN Statute 559.217, Subd. 3. Whenever it is provided here that this Purchase
352. Agreement is canceled, said language shall be deemed a provision authorizing a Declaratory Cancellation under MN
353. Statute 559.217, Subd. 4.

354. If this Purchase Agreement is not canceled or terminated as provided here, Buyer or Seller may seek actual damages
355. for breach of this Purchase Agreement or specific performance of this Purchase Agreement; and, as to specific
356. performance, such action must be commenced within six (6) months after such right of action arises.

357. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender
358. registry and persons registered with the predatory offender registry under MN Statute 243.166 may be obtained
359. by contacting the local law enforcement offices in the community where the Property is located or the Minnesota
360. Department of Corrections at (651) 361-7200, or from the Department of Corrections web site at
361. <https://coms.doc.state.mn.us/publicregistrantsearch>.

362. **BUYER HAS THE RIGHT TO A WALK-THROUGH REVIEW OF THE PROPERTY PRIOR TO CLOSING TO**
363. **ESTABLISH THAT THE PROPERTY IS IN SUBSTANTIALLY THE SAME CONDITION AS OF THE DATE OF**
364. **THIS PURCHASE AGREEMENT.**

365. BUYER HAS RECEIVED A: (Check any that apply.) ☐ **DISCLOSURE STATEMENT: SELLER'S PROPERTY**
366. **DISCLOSURE STATEMENT** OR A ☒ **DISCLOSURE STATEMENT: SELLER'S DISCLOSURE ALTERNATIVES FORM.**

367. **DESCRIPTION OF PROPERTY CONDITION:** See *Disclosure Statement: Seller's Property Disclosure Statement* or
368. *Disclosure Statement: Seller's Disclosure Alternatives* for description of disclosure responsibilities and limitations, if
369. any.

370. **BUYER HAS RECEIVED THE INSPECTION REPORTS, IF REQUIRED, BY MUNICIPALITY.**

371. **BUYER IS NOT RELYING ON ANY ORAL REPRESENTATIONS REGARDING THE CONDITION OF THE PROPERTY**
372. **AND ITS CONTENTS.**

PURCHASE AGREEMENT

373. Page 9 Date November 12th 2025

374. Property located at 505 6th Street NE Roseau MN 56751

375. (Check appropriate boxes.)

376. SELLER WARRANTS THAT THE PROPERTY IS EITHER DIRECTLY OR INDIRECTLY CONNECTED TO:

377. CITY SEWER ☒ YES ☐ NO / CITY WATER ☒ YES ☐ NO

378. **SUBSURFACE SEWAGE TREATMENT SYSTEM**

379. SELLER ☐ DOES ☒ DOES NOT KNOW OF A SUBSURFACE SEWAGE TREATMENT SYSTEM ON OR
(Check one.)

380. SERVING THE PROPERTY. (If answer is DOES, and the system does not require a state permit, see Disclosure

381. Statement: Subsurface Sewage Treatment System.)

382. **PRIVATE WELL**

383. SELLER ☐ DOES ☒ DOES NOT KNOW OF A WELL ON OR SERVING THE PROPERTY.
(Check one.)

384. (If answer is DOES and well is located on the Property, see Disclosure Statement: Well.)

385. THIS PURCHASE AGREEMENT ☐ IS ☒ IS NOT SUBJECT TO AN ADDENDUM TO PURCHASE AGREEMENT:
(Check one.)

386. SUBSURFACE SEWAGE TREATMENT SYSTEM AND WELL INSPECTION CONTINGENCY.

387. (If answer is IS, see attached Addendum.)

388. IF A WELL OR SUBSURFACE SEWAGE TREATMENT SYSTEM EXISTS ON THE PROPERTY, BUYER HAS

389. RECEIVED A DISCLOSURE STATEMENT: WELL AND/OR A DISCLOSURE STATEMENT: SUBSURFACE SEWAGE

390. TREATMENT SYSTEM.

391. **HOME PROTECTION/WARRANTY PLAN:** Buyer and Seller are advised to investigate the various home protection/
392. warranty plans available for purchase. Different home protection/warranty plans have different coverage options,
393. exclusions, limitations, and service fees. Most plans exclude pre-existing conditions. (Check one.)

394. ☐ A Home Protection/Warranty Plan will be obtained by ☐ BUYER ☐ SELLER and paid for by
(Check one.)

395. ☐ BUYER ☐ SELLER to be issued by _____
(Check one.)

396. at a cost not to exceed \$ _____.

397. ☒ No Home Protection/Warranty Plan is negotiated as part of this Purchase Agreement. However, Buyer may elect

398. to purchase a Home Protection/Warranty Plan.

399. **AGENCY NOTICE**

400. Jordan Kofstad is ☐ Seller's Agent ☐ Buyer's Agent ☒ Dual Agent ☐ Facilitator.
(Licensee) (Check one.)

401. USA Realty
(Real Estate Company Name)

402. Ruthann Erickson is ☐ Seller's Agent ☐ Buyer's Agent ☒ Dual Agent ☐ Facilitator.
(Licensee) (Check one.)

403. USA Realty
(Real Estate Company Name)

404. **THIS NOTICE DOES NOT SATISFY MINNESOTA STATUTORY AGENCY DISCLOSURE REQUIREMENTS.**

405. **SELLER'S CONTRIBUTION TO BUYER'S BROKER'S COMPENSATION:** Seller agrees to pay buyer's broker's

406. compensation at closing ⁰ _____ percent (%) of the selling price or \$ ⁰ _____, whichever is

407. greater. This is in addition to any Seller's contribution to Buyer's closing costs paid at closing. This amount is in

408. addition to the listing broker's offer of cooperating compensation, if any.

PURCHASE AGREEMENT

409. Page 10 Date November 12th 2025

410. Property located at 505 6th Street NE Roseau MN 56751

411. DUAL AGENCY REPRESENTATION

412. PLEASE CHECK ONE OF THE FOLLOWING SELECTIONS:

413. ☐ Dual Agency representation **DOES NOT** apply in this transaction. *Do not complete lines 414-430.*

414. ☒ Dual Agency representation **DOES** apply in this transaction. *Complete the disclosure in lines 415-430.*

415. Broker represents both the Seller(s) and the Buyer(s) of the Property involved in this transaction, which creates a
416. dual agency. This means that Broker and its salespersons owe fiduciary duties to both Seller(s) and Buyer(s). Because
417. the parties may have conflicting interests, Broker and its salespersons are prohibited from advocating exclusively for
418. either party. Broker cannot act as a dual agent in this transaction without the consent of both Seller(s) and Buyer(s).
419. Seller(s) and Buyer(s) acknowledge that

420. (1) confidential information communicated to Broker which regards price, terms, or motivation to buy or sell will
421. remain confidential unless Seller(s) or Buyer(s) instructs Broker in writing to disclose this information. Other
422. information will be shared;

423. (2) Broker and its salespersons will not represent the interest of either party to the detriment of the other; and

424. (3) within the limits of dual agency, Broker and its salespersons will work diligently to facilitate the mechanics of
425. the sale.

426. With the knowledge and understanding of the explanation above, Seller(s) and Buyer(s) authorize and instruct Broker
427. and its salesperson to act as dual agents in this transaction.

428. Seller Thor Didrikson Buyer Michael J. Quintard

429. Seller _____ Buyer _____

430. Date 11/20/25 Date 11/12/25

431. **CLOSING COSTS:** Buyer or Seller may be required to pay certain closing costs, which may effectively increase the
432. cash outlay at closing or reduce the proceeds from the sale.

433. **SETTLEMENT STATEMENT:** Buyer and Seller authorize the title company, escrow agent, and/or their representatives
434. to disclose and provide copies of the disbursing agent's settlement statement to the real estate licensees involved
435. in the transaction at the time these documents are provided to Buyer and Seller.

436. **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** Section 1445 of the Internal Revenue Code
437. provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must withhold
438. tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply. Buyer and Seller
439. agree to comply with FIRPTA requirements under Section 1445 of the Internal Revenue Code.

440. Seller shall represent and warrant, under the penalties of perjury, whether Seller is a "foreign person" (as the same
441. is defined within FIRPTA), prior to closing. Any representations made by Seller with respect to this issue shall survive
442. the closing and delivery of the deed.

443. Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument, affidavit, or statement
444. reasonably necessary to comply with the FIRPTA requirements, including delivery of their respective federal taxpayer
445. identification numbers or Social Security numbers.

446. Due to the complexity and potential risks of failing to comply with FIRPTA, including the Buyer's responsibility for
447. withholding the applicable tax, Buyer and Seller should **seek appropriate legal and tax advice regarding FIRPTA**
448. **compliance, as the respective licensee's representing or assisting either party will be unable to assure either**
449. **party whether the transaction is exempt from FIRPTA withholding requirements.**

PURCHASE AGREEMENT

450. Page 11 Date November 12th 2025

451. Property located at 505 6th Street NE Roseau MN 56751

452. **FULLY EXECUTED PURCHASE AGREEMENT AND FINAL ACCEPTANCE:** To be binding, this Purchase Agreement
453. and all addenda must be fully executed by both parties and a copy must be delivered.

454. **ELECTRONIC SIGNATURES:** The parties agree the electronic signature of any party on any document related to
455. this transaction constitute valid, binding signatures.

456. **ENTIRE AGREEMENT:** This Purchase Agreement and all addenda and amendments signed by the parties shall
457. constitute the entire agreement between Buyer and Seller. Any other written or oral communication between Buyer and
458. Seller, including, but not limited to, e-mails, text messages, or other electronic communications are not part of this
459. Purchase Agreement. This Purchase Agreement can be modified or canceled only in writing signed by Seller and
460. Buyer or by operation of law. All monetary sums are deemed to be United States currency for purposes of this Purchase
461. Agreement.

462. **SURVIVAL:** All warranties specified in this Purchase Agreement shall survive the delivery of the deed or contract
463. for deed.

464. **DATE OF THIS PURCHASE AGREEMENT:** Date of this Purchase Agreement to be defined as the date on line one
465. (1) of this Purchase Agreement.

466. **OTHER:**

467. **-This Purchase Agreement is contingent upon Roseau Independent School District #682 Board approval.**

468.

469.

470.

471.

472.

473.

474.

475.

476. **ADDENDA:** The following addenda are attached and made a part of this Purchase Agreement.

477. **NOTE:** Disclosures and optional Arbitration Agreement are not part of this Purchase Agreement.

478. ☐ Addendum to Purchase Agreement

479. ☐ Addendum to Purchase Agreement: Additional Signatures

480. ☐ Addendum to Purchase Agreement: Assumption Financing

481. ☐ Addendum to Purchase Agreement: Buyer Move-In Agreement

482. ☐ Addendum to Purchase Agreement: Buyer Purchasing "As Is" and Limitation of Seller Liability

483. ☐ Addendum to Purchase Agreement: Condominium/Townhouse/Cooperative Common Interest Community ("CIC")

484. ☐ Addendum to Purchase Agreement: Contract for Deed Financing

485. ☒ Addendum to Purchase Agreement: Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

486. ☐ Addendum to Purchase Agreement: Sale of Buyer's Property Contingency

487. ☐ Addendum to Purchase Agreement: Seller's Rent Back Agreement

488. ☐ Addendum to Purchase Agreement: Seller's Purchase/Lease Contingency

489. ☐ Addendum to Purchase Agreement: Short Sale Contingency

490. ☐ Addendum to Purchase Agreement: Subsurface Sewage Treatment System and Well Water Inspection Contingency

491. ☐ Other: _____

PURCHASE AGREEMENT

492. Page 12 Date November 12th 2025

493. Property located at 505 6th Street NE Roseau MN 56751

494. I agree to sell the Property for the price and on the
495. terms and conditions set forth above.

496. I have reviewed all pages of this Purchase
497. Agreement.

498. ☐ If checked, this Purchase Agreement is subject to
499. attached Addendum to Purchase Agreement:
500. Counteroffer and the Final Acceptance Date shall be
501. noted on the Addendum.

502. **FIRPTA:** Seller represents and warrants, under penalty
503. of perjury, that Seller ☐ IS ☒ IS NOT a foreign person (i.e., a
504. non-resident alien individual, foreign corporation, foreign
505. partnership, foreign trust, or foreign estate for purposes of
506. income taxation. (See lines 436-449.) This representation
507. and warranty shall survive the closing of the transaction
508. and the delivery of the deed.

509. X Thor Didrikson 11/20/25
(Seller's Signature) (Date)

510. X Thor Didrikson
(Seller's Printed Name)

511. X _____
(Seller's Signature) (Date)

512. X _____
(Seller's Printed Name)

I agree to purchase the Property for the price and on
the terms and conditions set forth above.

I have reviewed all pages of this Purchase
Agreement.

X Michael V. Dieter 11/12/25
(Buyer's Signature) (Date)

X Michael V. Dieter
(Buyer's Printed Name)

X Mary C. Dieter 11/13/25
(Buyer's Signature) (Date)

X Mary C. Dieter
(Buyer's Printed Name)

513. **FINAL ACCEPTANCE DATE:** _____ The Final Acceptance Date
514. is the date on which the fully executed Purchase Agreement is delivered.

515. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).**
516. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**

517. I ACKNOWLEDGE THAT I HAVE RECEIVED AND HAVE HAD THE OPPORTUNITY TO REVIEW THE DISCLOSURE
518. STATEMENT: ARBITRATION DISCLOSURE AND RESIDENTIAL REAL PROPERTY ARBITRATION AGREEMENT,
519. WHICH IS AN OPTIONAL, VOLUNTARY AGREEMENT SEPARATE FROM THIS PURCHASE AGREEMENT.

520. SELLER(S) Thor Didrikson BUYER(S) Michael V. Dieter

521. SELLER(S) _____ BUYER(S) Mary C. Dieter

Schedule "A" Legal Description

Lots Three (3) and Four (4) of Block One (1), Row's Addition to the City of Roseau.

AND

Part of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirteen (13), in Township One Hundred Sixty-two (162) North, Range Forty (40) West, described as follows, to-wit:

Commencing at the Northwest Corner of Lot Three (3) of Block One (1) in Row's Addition to the City of Roseau, according to the recorded Plat thereof; thence North, parallel with the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 13, Township 162 North, Range 40 West, a distance of 165 feet; thence East, parallel with the South line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$, a distance of 150 feet; thence South, parallel with the West line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$, a distance of 165 feet to the North line of Lot Four (4) of Block One (1) in said Row's Addition to the City of Roseau; thence West, on and along the North line of said Row's Addition to the City of Roseau, a distance of 150 feet, to the point of beginning;

Subject to easements, reservations and restrictions of record.

WIRE FRAUD ALERT



Internet fraud — the use of Internet services or software with Internet access to defraud victims — is on the rise in real estate transactions.

THESE SOPHISTICATED CRIMINALS COULD:

- **HACK INTO YOUR E-MAIL ACCOUNT** or the e-mail of others involved in your real estate transaction and may direct you to wire money to the hacker's account.
- **SEND FRAUDULENT E-MAILS** that appear to be from your real estate licensee, lender, or closing agent.
- **CALL YOU** claiming they have revised wiring instructions.

Buyers/Tenants and Sellers/Owners are advised to:

- (1) Never wire funds without confirming the wiring instructions directly with the intended recipient.
- (2) Verify that the contact information for the wire transfer recipient is legitimate by calling a known phone number for the broker or closing agent. Do not rely on the information given to you in an e-mail communication.
- (3) Never send personal information through unsecured/unencrypted e-mail.

If you suspect wire fraud in your transaction:

- (1) Immediately notify your bank, closing agent, and real estate licensee.
- (2) File a complaint online at the Internet Crime Complaint Center (IC3) at <http://www.ic3.gov>.

The undersigned acknowledge receipt of this wire fraud alert and understand the importance of taking proactive measures to avoid being a victim of wire fraud in a real estate transaction.

Michael V. Dieter 11/20/25 Mary C. Dieter 11/13/25
(Signature) (Date) (Signature) (Date)

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ADDENDUM TO PURCHASE AGREEMENT: DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

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1. Date November 12th, 2025

2. Page 1

3. Addendum to Purchase Agreement between parties, dated November 12th 2025
4. (Date of this Purchase Agreement), pertaining to the purchase and sale of the Property at
5. 505 6th Street NE Roseau MN 56751

6. **Lead Warning Statement**

7. *Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified*
8. *that such property may present exposure to lead from lead-based paint that may place young children at risk of*
9. *developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including*
10. *learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also*
11. *poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide*
12. *the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's*
13. *possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible*
14. *lead-based paint hazards is recommended prior to purchase.*

15. **Seller's Disclosure (Check one.)**

16. ☒ Seller has no knowledge of, or records or reports relating to, lead-based paint and/or lead-based paint hazards
17. in the housing.

18. ☐ Seller has knowledge of lead-based paint and/or lead-based paint hazards in the housing and has provided Buyer
19. with all available details, records, and reports, if any, pertaining to lead-based paint and/or lead-based paint
20. hazards in the housing. *(Please explain and list documents below.):*

21. _____
22. _____
23. _____

24. **Buyer's Acknowledgment**

25. Buyer has received copies of all information listed above, if any.

26. Buyer has received the pamphlet, *Protect Your Family from Lead in Your Home*.

27. Buyer has: *(Check one.)*

28. ☒ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
29. lead-based paint hazards; or

30. ☐ Received a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment or inspection for
31. the presence of lead-based paint and/or lead-based paint hazards.

32. If checked, this contract is contingent upon a risk assessment or an inspection of the property for the presence of lead-
33. based paint and/or lead-based paint hazards to be conducted at Buyer's expense. The assessment or inspection

34. shall be completed within ☐ TEN (10) ☐ _____ calendar days after Final Acceptance of the Purchase
35. Agreement. *(Check one.)*

**ADDENDUM TO PURCHASE AGREEMENT:
DISCLOSURE OF INFORMATION ON
LEAD-BASED PAINT AND LEAD-BASED
PAINT HAZARDS**

36. Page 2

37. Property located at 505 6th Street NE Roseau MN 56751

This contingency shall be deemed removed, and the Purchase Agreement shall be in full force and effect, unless Buyer or real estate licensee representing or assisting Buyer delivers to Seller or real estate licensee representing or assisting Seller, within three (3) calendar days after the assessment or inspection is timely completed, a written list of the specific deficiencies and the corrections required, together with a copy of any risk assessment or inspection report. If Buyer and Seller have not agreed in writing within three (3) calendar days after delivery of the written list of required corrections that:

- (A) some or all of the required corrections will be made; or
- (B) Buyer waives the deficiencies; or
- (C) an adjustment to the purchase price will be made;

this Purchase Agreement is canceled. Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money paid here to be refunded to Buyer. It is understood that Buyer may unilaterally waive deficiencies or defects, or remove this contingency, providing that Buyer or real estate licensee representing or assisting Buyer notifies Seller or real estate licensee representing or assisting Seller of the waiver or removal, in writing, within the time specified.

52. Real Estate Licensee's Acknowledgment

53. Real estate licensee has informed Seller of Seller's obligations under 42 U.S.C. 4852(d) and is aware of licensee's
54. responsibility to ensure compliance.

55. Certification of Accuracy

56. The following parties have reviewed the information above and certify, to the best of their knowledge, that the
57. information provided by the signatory is true and accurate.

58. Michael V. Dieter 11/2/25
(Buyer) Buyer (Date)

59. Thor Didrikson 11/20/25
(Seller) (Date)

60. _____
(Real Estate Licensee) (Date)

_____ 11/3/25
(Buyer) Buyer (Date)

_____ 11-12-25
(Real Estate Licensee) (Date)

TLX:SALE-2 (8/25)