



PREFERRED

A different kind of real estate company

MOLD DISCLOSURE and WAIVER

Printed Name(s) of Buyer(s)

Printed Name(s) of Seller(s)

Property Address

_____ *Clients Initials* **MOLD INSPECTIONS.** Mold contaminants may exist in the Property of which the Broker or Agent(s) is unaware. These contaminants generally grow in places where there is or may have been excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding; these conditions may be identified with a typical home inspection. Broker recommends CLIENT obtain a home inspection to better determine the condition of the property. Neither the Broker nor the Broker's Agents are experts in the field of mold contaminants. In the event suspect mold contamination is discovered; it is recommended that our clients satisfy themselves as to property condition by having a mold inspection performed. The cost and quality of such inspections may vary. Companies able to perform appropriate inspections may be found in the Yellow Pages or on the World Wide Web under "Microbial or Mold Inspections" or "Environmental and Ecological Services."

CLIENT DISCLOSURE.

- The Broker or Broker's Agent has recommended the client obtain a Home Inspection: _____ *Initials*
- The Broker or Broker's Agent has recommended the client obtain a Mold Inspection: _____ *Initials*

WAIVER. Client agrees to hold the Broker and Broker's Agents harmless in the event any mold contaminants are discovered on the property. **Client understands mold is a naturally occurring microbe and that mold should pose no health threat unless concentrated at high levels in the living environment.** The Broker and the Broker's Agents agree that in the event mold like contamination is discovered, this condition will be immediately reported to the client. **The only way to determine if a mold like substance is truly mold or is present at high levels is through sample collecting and analytical testing.**

RECEIPT OF COPY. Client(s) have read this Mold Disclosure/Waiver and by their signatures hereon acknowledge receipt of a copy thereof.

PROFESSIONAL ADVICE. Client(s) execute this Disclosure/Waiver with the understanding that they should consult with a professional of their choice regarding any questions or concerns before its execution.

LEGAL ADVICE: Client(s) acknowledge that this waiver does not attempt to offer legal advice. If client(s) feel the need for legal advice they should consult an attorney of their choice prior to the execution of this document.

Client: _____

Date: _____

Client: _____

Date: _____

By: _____

Signature

Date

Buyer(s) _____

Seller(s) _____

