



MOLD DISCLOSURE (Buyer and Seller)



This Contract is Intended to be a Binding Real Estate Contract
Rev. 01/2012

Printed Name(s) of Sellers(s): _____

Printed Name(s) of Buyers(s): _____

Property Address: _____

1. **Seller's Disclosure:** To the best of Seller's actual knowledge, Seller represents:
 - A. The Property described above: **has** **has not** been previously tested for Molds: *(check one)*.

(If the answer for 1.A is "has not", then skip 1.B and 1.C and go to Section 2.)
 - B. The Molds found: **were** **were not** identified as toxic Molds. *(check one)*.
 - C. With regard to any Molds that were found:

Remediation measures: **were** **were not** taken to remove those molds. *(check one)*.
2. **Mold Inspections:** Molds, fungus, mildew, and similar organisms ("Mold Conditions") may exist in the Property of which the Seller is unaware and has not actual knowledge. The Mold Conditions generally grow in places where there is excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home Inspection may not disclose Mold Conditions. As a result, Buyer may wish to obtain an Inspection specifically for Mold Conditions to more fully determine the condition of the Property and this environmental status. Neither Seller's nor Buyer's agents are experts in the field of Mold Conditions and other related conditions and Buyer and Seller shall not rely on Broker or its agents for information relating to such conditions. Buyer is strongly encouraged to satisfy itself as to the condition of the Property.
3. **Hold Harmless:** Buyer's decision to purchase the Property is independent of representation of the Broker or Broker's agents involved in the transaction regarding Mold Conditions. Accordingly, Buyer agrees to indemnify and hold _____ / _____ (print name of Brokers(s) and Designated Agent(s) harmless in the event any Mold Conditions are present on the Property.
4. **Receipt of Copy:** Seller and Buyer have read and acknowledge receipt of a copy of this Mold Disclosure.
5. **Professional Advice:** Seller and Buyer acknowledge that they have been advised to consult with a professional of their choice regarding any questions or concerns relating to Mold Conditions or this Mold Disclosure.

Buyer	Date	Seller	Date
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Buyer	Date	Seller	Date
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