MOLD DISCLOSURE & WAIVER

There has been a significant amount of publicity regarding the existence of toxic and non-toxic mold in commercial buildings, homes, and apartments. Some types of mold may cause severe health problems for certain individuals, but not everyone. It is possible that the property could have a hidden mold problem that the seller is not aware of. A professional whole house inspector may not be able to visually detect all types of mold.

All inspections, including those to detect mold, should be completed within the inspection period established in the purchase contract. If the buyer should fail to comply with recommended appropriate testing for mold, it would be against the advice of the Broker.

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 suspected 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 inspection 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."

Obtaining homeowner's insurance may be difficult, if not more expensive, where either the seller or the buyer has made a mold and/or water intrusion claim within the last five years. Many insurance companies will not write a homeowner's policy on a home that has had any mold or water intrusion claims within the last five years.

Buyers should assure themselves that homeowner's insurance can be obtained on the property prior to removing their inspection and/or insurance contingency.

RECOMMENDATIONS: The Broker or Broker's Agent has recommended the client obtain a Home Inspection. The Broker or Broker's Agents has recommended the client obtain a Mold Inspection.

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 naturally occurring microbe and that mold should press no health threats 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.

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 contact an attorney of their choice prior to the execution of this document.

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

Buyer	Date	Buyer	Date