

PROPERTY DISCLOSURE FORM

1. PROPERTY IDENTIFICATION

Property Address:

City:

County:

State: Montana

Zip Code:

The property is defined as the "Property ."

2. DESCRIPTION OF ONSITE WASTEWATER SYSTEM

The property utilizes an onsite wastewater treatment and disposal system (commonly referred to as a septic system) rather than a municipal or community sewer system. This system is defined as the "Septic System" or "System."

3. GENERAL EXPLANATION OF SEPTIC SYSTEMS

Many homes in Montana rely on septic systems to treat and dispose of wastewater. Septic systems must be properly designed, installed, operated, and maintained to function properly. Homeowners are typically responsible for the operation, maintenance, and repair of the system.

4. DESIGN AND CAPACITY OF SYSTEM

Septic systems are often designed and permitted based on factors such as:

- Number of bedrooms
- Household occupancy
- Soil conditions
- Applicable county or local health regulations

Changes to the home or system may require review, upgrades, or replacement to comply with current regulations.

5. POTENTIAL ISSUES WITH SEPTIC SYSTEMS

Septic systems may fail or malfunction due to issues such as:

- Improper design
- Improper installation
- Excessive usage
- Lack of maintenance
- System age or deterioration

Septic system failure may require repair, replacement, or regulatory compliance actions.

6. REGULATORY COMPLIANCE

Septic systems are subject to state and local regulations, which may include county health department requirements. System compliance may depend on existing permits, inspections, and regulatory standards.

7. BROKER AND SELLER DISCLAIMER

Real estate brokers, brokerage firms, and salespersons involved in the transaction have not conducted an expert inspection or analysis of the septic system. Brokers do not make representations regarding system condition, compliance with regulations, or operational performance.

8. BUYER DUE DILIGENCE

Buyers may wish to:

- Obtain a professional septic inspection
- Review applicable permits or regulatory records
- Consult qualified professionals regarding system operation, condition, and compliance

9. BUYER ACKNOWLEDGMENT

The buyer acknowledges that:

- The property uses an onsite septic system
- Septic systems require maintenance and may require repairs or replacement
- The buyer has been advised to conduct independent investigation and inspection

10. BUYER SIGNATURES

BUYER SIGNATURE 1	BUYER SIGNATURE 2
BUYER: <i>Signature :</i> <i>Printed Name :</i> Date:	CO-BUYER (IF APPLICABLE): <i>Signature :</i> <i>Printed Name :</i> Date:
BUYER DATE 1	BUYER DATE 2

11. TIME CALCULATION NOTICE

Unless otherwise specified, the term "days" refers to calendar days. If a deadline falls on a weekend or legal holiday, it may be performed on the next business day.

This form is provided as a courtesy to My State MLS members and is open-source for use by any real estate professional who wishes to use it. **THIS IS A LEGALLY BINDING CONTRACT.** If you do not fully understand its terms, seek competent legal advice before signing.