

MOLD DISCLOSURE (ARKANSAS)

"This Mold Disclosure ("Disclosure") is a legally binding document. If not understood, seek competent legal advice."

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Arkansas Mold Disclosure Form

1. SELLER AND PROPERTY INFORMATION

This Disclosure is made by the undersigned Seller(s) concerning the real property described below.

1.1 Seller Name(s):

1.2 Property Address:

City:

County:

State: **Arkansas** Zip:

1.3 The real property described above is referred to as the "Property". The undersigned seller is referred to as "Seller" and the prospective purchaser is referred to as "Buyer". "Mold" means any type of fungus, including but not limited to mildew, that can grow on surfaces in damp or humid conditions.

2. GENERAL MOLD INFORMATION NOTICE

Seller advises Buyer that mold may be present in residential structures. The presence of mold can result from water intrusion, leaks, or high humidity. Certain types of mold may pose health risks, especially to individuals with allergies, asthma, or compromised immune systems. This Disclosure is not a substitute for a thorough property inspection. Buyer is encouraged to conduct independent inspections and tests to assess the Property's condition regarding mold and moisture.

3. MOLD PRESENCE

3.1 To Seller's knowledge, has mold or mildew been observed on the Property? Yes No Unknown

If yes, describe the location(s) and extent:

4. WATER INTRUSION AND MOISTURE CONDITIONS

4.1 To Seller's knowledge, has the Property experienced any of the following conditions?

4.1.1 Water intrusion (e.g., from flooding, foundation seepage, or wall leaks): Yes No Unknown

4.1.2 Leaks from plumbing fixtures, pipes, or appliances: Yes No Unknown

4.1.3 Roof leaks: Yes No Unknown

4.1.4 Foundation or drainage issues resulting in water accumulation: Yes No Unknown

4.2 If the answer to any question in Section 4.1 is "Yes," explain the event, date, and any repairs performed:

5. MOLD TESTING

5.1 To Seller's knowledge, has the Property ever been tested for mold? Yes No Unknown

5.2 If yes, provide the following information: Test Date:

Testing Company:

Please summarize the results or attach a copy of the report:

6. MOLD REMEDIATION

6.1 To Seller's knowledge, has mold remediation ever been performed on the Property? Yes No Unknown

6.2 If yes, provide the following information: Remediation Date(s):

Remediation Company:

6.3 Was the remediation work completed? Yes No Unknown

If yes, describe the scope of work performed:

7. ONGOING CONDITIONS

7.1 To Seller's knowledge, are there any known ongoing moisture or mold-related conditions affecting the Property? Yes
No Unknown

If yes, explain:

8. DOCUMENTATION

8.1 Does Seller have any documents related to mold, moisture, testing, or remediation for the Property? Yes No

8.2 If yes, check all that apply. The following documents are attached to this Disclosure:

Mold Test Report(s)

Mold Remediation Report(s) or Certificate(s)

Warranty Information for Remediation or Repairs

Property Inspection Report(s) mentioning mold or moisture

Other (describe):

9. SELLER DISCLOSURE STATEMENT

Seller states that the information in this Disclosure is true and accurate to the best of Seller's current, actual knowledge as of the date signed. Seller has occupied the Property from _____ to _____. This Disclosure is based on Seller's direct observation and knowledge and is not a warranty of any kind. Seller makes no guarantees regarding the absence of mold on the Property. Buyer is encouraged to conduct independent inspections to verify the condition of the Property.

10. BUYER ACKNOWLEDGMENT

Buyer acknowledges receipt of this Mold Disclosure. Buyer understands that this Disclosure is not a warranty and that it is Buyer's responsibility to have the Property independently inspected. Buyer has been advised of the potential risks associated with mold and has been given the opportunity to conduct independent testing and inspection of the Property.

11. STATE-SPECIFIC MOLD PROVISIONS (ARKANSAS)

Under Arkansas law, a seller of residential real property has a duty to disclose known material defects to a buyer. The presence of certain types or quantities of mold may be considered a material defect. This Disclosure is provided to assist Seller in complying with these legal disclosure requirements.

12. ADDITIONAL INFORMATION

Use this space to provide any additional information or explanations regarding mold or moisture conditions at the Property:

SELLER SIGNATURE(S):

SELLER SIGNATURE 1

SELLER PRINTED NAME 1

Seller Signature:

Printed Name:

SELLER DATE 1

Date:

SELLER SIGNATURE 2

SELLER PRINTED NAME 2

Additional Seller Signature (if applicable):

Printed Name:

SELLER DATE 2

Date:

BUYER ACKNOWLEDGMENT AND RECEIPT:

Buyer acknowledges receipt of this Disclosure.

BUYER SIGNATURE 1

BUYER PRINTED NAME 1

Buyer Signature:

Printed Name:

BUYER DATE 1

Date:

BUYER SIGNATURE 2

BUYER PRINTED NAME 2

Additional Buyer Signature (if applicable):

Printed Name:

BUYER DATE 2

Date:

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.

