

RADON DISCLOSURE (ARKANSAS)

MyStateMLS

"This Radon Disclosure ("Disclosure") is a legally binding document. If not understood, seek competent legal advice." THE MLS THAT DOES MORE

Radon Disclosure Form - Arkansas

1. SELLER AND PROPERTY INFORMATION

1.1 Seller Name:

1.2 Property Address:

County:

City:

State: Arkansas Zip:

2. RADON INFORMATION NOTICE

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. The U.S. Environmental Protection Agency (EPA) and the Arkansas Department of Health recommend that all homes be tested for Radon. For more information, visit the EPA website at www.epa.gov/radon or the Arkansas Department of Health website. This Disclosure is not a warranty of any kind by the Seller or any real estate agent involved in this transaction.

3. RADON TESTING

3.1 Has the Property been tested for Radon? Yes No Unknown

3.2 If yes, please provide the following information: Test Date:

Testing Company (if known):

Radon Level (pCi/L):

Explanation or additional

details:

4. RADON MITIGATION SYSTEM

4.1 Is there a Radon mitigation system installed on the Property? Yes No Unknown

4.2 If yes, please provide the following information: Installation Date:

System

Type:

Is the system currently operational?

Yes No

Unknown Explanation or

additional details:

5. RADON RESULTS AND CONDITIONS

5.1 To the best of your knowledge, has the Property ever had Radon levels at or above the EPA action level of 4.0 pCi/L?

Yes No Unknown

5.2 If yes, please explain the circumstances and any remediation efforts:

6. DOCUMENTATION

6.1 Are there any Radon-related documents available concerning the Property? Yes No

6.2 If yes, please indicate which documents are available and will be provided to the Buyer:

Radon Test Results
Radon Mitigation System Documentation
Mitigation System Maintenance Records
Other:

7. SELLER DISCLOSURE STATEMENT

The undersigned Seller represents that the information provided in this Disclosure is true and accurate to the best of the Seller's knowledge as of the date signed. The Seller has provided this information based on actual knowledge and has not conducted any independent investigation. This Disclosure is not a substitute for inspections, tests, or other professional advice that the Buyer may wish to obtain. The Seller makes no representations or warranties regarding the current level of Radon in the Property. The Buyer is encouraged to conduct independent Radon testing.

8. BUYER ACKNOWLEDGMENT

The undersigned Buyer acknowledges receipt of this Radon Disclosure. The Buyer understands the health risks associated with Radon and has been advised of the right to conduct independent Radon testing on the Property at the Buyer's expense. The Buyer understands that this Disclosure is not a warranty and that the Buyer is relying on their own inspection and testing to determine the Radon status of the Property.

9. STATE-SPECIFIC RADON REQUIREMENTS

Arkansas law requires sellers of residential real property to disclose known material defects affecting the value or desirability of the property. While Arkansas does not have a specific statute mandating a separate Radon disclosure form, the presence of Radon at levels considered hazardous may constitute a material defect. This Disclosure is intended to assist the Seller in complying with general disclosure obligations under Arkansas law.

10. ADDITIONAL INFORMATION

Provide any additional information or explanations regarding Radon at the Property:

ATTACHED DOCUMENTS

The following documents are attached to this Disclosure:

Radon Test Report
Mitigation System Documentation
Maintenance Records
Other:
Not Applicable

SELLER SIGNATURE(S)

SELLER SIGNATURE 1

Seller Signature:

SELLER PRINTED NAME 1

Printed Name:

SELLER DATE 1

Date:

ADDITIONAL SELLER SIGNATURE

ADDITIONAL SELLER PRINTED NAME

Additional Seller Signature (if applicable):

Printed Name:

ADDITIONAL SELLER DATE

Date:

BUYER ACKNOWLEDGMENT AND SIGNATURE

Buyer acknowledges receipt of this Disclosure.

BUYER SIGNATURE 1

BUYER PRINTED NAME 1

Buyer Signature:

Printed Name:

BUYER DATE 1

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.