

MOLD DISCLOSURE

1 Date: _____

3 Property Address: _____

5 MOLD DISCLOSURE: There are various types of mold. All homes simply cannot be built properly to fully exclude them
6 mold. Moisture is a key factor in mold growth. Important details on effectively controlling mold growth are readily available
7 Information may be available from your county agent or health dept. Some strains of mold can cause property damage
8 property and may negatively impact the health of susceptible individuals, causing allergic reactions such as skin, eye,
9 nose and throat irritation. Some strains of mold can cause infections, especially in those with weakened immune systems
10 Some experts argue that certain strains of mold can potentially cause serious and even possibly life-threatening diseases.
11 However, experts do not fully agree on the nature and extent of the health problems caused by mold or the exact level of
12 mold exposure that may cause health issues. The Centers for Disease Control and Prevention is actively studying the link
13 between mold and severe health conditions. The seller, landlord, seller's agent, buyer's agent, or property manager cannot
14 and does not guarantee or warrant the absence of mold. It is buyer's or tenant's obligation to determine whether a mold
15 problem exists. To do so, the buyer or tenant should hire a qualified inspector and ensure any contract to purchase, rent,
16 a lease or sale depends on the final inspection outcome. An owner, lessor, their rep, the buyer's rep, or property manager
17 who issues this mold disclosure statement includes details of any prior testing, any findings, and any later mitigation
18 or treatment for mold and discloses any known mold issues is not liable in any legal action based on the presence of or
19 tendency for mold in a building that is part of any contract to buy, rent, or lease.

21 The undersigned Seller, Landlord, Seller's Agent, and/or Property Manager hereby confirm their awareness that the
22 building or buildings on the property have visible mold present in them. This disclosure is made in recognition that all
23 habitable properties naturally contain mold, as defined by the Montana Mold Disclosure Act (any mold, fungus, mildew, or
24 spores). The undersigned are not stating that a significant mold problem currently exists or does not exist on the property,
25 as such, this determination may only be made by a qualified inspector.

27 If the Seller/Landlord is aware that a building on the property has been tested for mold, the Seller/Landlord has previously
28 previously provided or is now providing the Buyer/Tenant with a copy of the official test results (if available) and evidence of
29 any subsequent mold mitigation or treatment efforts.

32 Seller/Landlord	Date	Seller's Agent/Property Manager	Date
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35 Seller/Landlord	Date	Seller's Agent/Property Manager	Date
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37 ACKNOWLEDGMENT: The undersigned Buyer/Tenant, Buyer's Agent, or Statutory Broker acknowledges receiving this
38 Disclosure, official test results (if available), and proof of any subsequent mitigation or treatment. The undersigned
39 Buyer/Tenant agrees that it is their sole responsibility to hire a qualified inspector to determine if a significant mold problem
40 is present or absent on the premises. They also recognize that the Seller, Landlord, Seller's Representative, and Buyer's
41 Agent, legal broker, and/or property manager who issued this disclosure are not responsible for any actions taken based
42 due to the existence of or likelihood of mold on the premises.

45 Buyer/Tenant	Date	Buyer's Agent/Statutory Broker	Date
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48 Buyer/Tenant	Date	Buyer's Agent/Statutory Broker	Date
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NOTE: Unless explicitly specified otherwise, 'days' refers to calendar days, not business days. Business days are defined as all days except Sundays and recognized Montana or federal holidays.