## **MOLD DISCLOSURE**



The use of this form is for REALTOR® members only (members of the Montana Association of REALTORS®) and cannot be used by any other party for any purpose. Use of these forms by other parties may result in legal action by the Montana Association of REALTORS®.

1	Date: 07/21/2023			
2	D 1111 10E DD NE EDI	THE CALLED AND FOR A STATE OF THE CALLED AND THE CA		
3	Property Address: 1111 1ST RD NE, FOR	RT SHAW, MT 59443		
4	MOLD DIGGLOCUES. The second to a final distribution of an are not and connet be constructed to evalue.			
5	MOLD DISCLOSURE: There are many types of mold. Inhabitable properties are not, and cannot be, constructed to exclude			
6	mold. Moisture is one of the most significant factors contributing to mold growth. Information about controlling mold growth			
7	may be available from your county extension agent or health department. Certain strains of mold may cause damage to			
8	property and may adversely affect the health of susceptible persons, including allergic reactions that may include skin, eye,			
9	nose, and throat irritation. Certain strains of mold may cause infections, particularly in individuals with suppressed immune			
10	systems. Some experts contend that certain strains of mold may cause serious and even life-threatening diseases.			
11	However, experts do not agree about the nature and extent of the health problems caused by mold or about the level of			
12	mold exposure that may cause health problems. The Centers for Disease Control and Prevention is studying the link			
13				
14	and does not represent or warrant the absence of mold. It is the buyer's or tenant's obligation to determine whether a mold			
15				
16	or lease contingent upon the results of that inspection. A seller, landlord, seller's agent, buyer's agent, or property manager			
17				
18				
19	propensity for mold in a building that is subject to any contract to purchase, rent, or lease.			
20				
21	The undersigned, Seller, Landlord, Seller's Agent and/or Property Manager disclose that they have knowledge that the			
22	building or buildings on the property have mold present in them. This disclosure is made in recognition that all			
23	inhabitable properties contain mold, as defined by the Montana Mold Disclosure Act (any mold, fungus, mildew or			
24	spores). The undersigned are not representing that a significant mold problem exists or does not exist on the property,			
25	as such a determination may only be made by a qualified inspector.			
26				
27	If Seller/Landlord knows a building located on the property has been tested for mold, Seller/Landlord has previously			
28	provided or with this Disclosure provides the Bu	yer/Tenant a copy of the results of that test (if avail	lable) and evidence of	
29	any subsequent mitigation or treatment.	— Authorations		
30	0 0 0	Authentisign'		
31	Sean Meseur	Trampus Corder	08/22/23	
32	Seller/Landlord Date	Seller's Agent/Property Manager	Date	
33	GEORGE MCGUIRE	TRAMPUS CORDER		
34	Macelo All all y			
35	Seller/Landlord Date	Seller's Agent/Property Manager	Date	
36	M C MCGUIRE			
		ACKNOWLEDGMENT: The undersigned Buyer/Tenant, Buyer's Agent or Statutory Broker acknowledges receipt of this		
38	Disclosure, the test results (if available) and evidence of subsequent mitigation or treatment. The undersigned			
	Buyer/Tenant agrees that it is their responsibility to hire a qualified inspector to determine if a significant mold problem			
40	exists or does not exist on the property. They	further acknowledge that the Seller, Landlord, S	eller's Agent, Buyer's	
41	Agent, Statutory Broker and/or Property Manage	er, who have provided this Disclosure, are not liable	e for any action based	
	on the presence of or propensity for mold in the			
43	,	•		
44				
45	Buyer/Tenant Date	Buyer's Agent/Statutory Broker	Date	
46		,		
47				
	Buyer/Tenant Date	Buyer's Agent/Statutory Broker	Date	
	,	, ,		

NOTE: Unless otherwise expressly stated the term "days" means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holidays.

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Corder and Associates, LLC, 1312 Front St Fort Benton MT 59442
Phone: (406)231-8515 Fax: Trampus Corder

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