



MOLD DISCLOSURE



Printed Name(s) of Seller(s) _____

Printed Name(s) of Buyer(s) _____

Property Address _____

1. **SELLER DISCLOSURE.** To the best of Seller's actual knowledge, Seller represents:

a. The Property described herein **has** **has not** been previously tested for molds;

Note: If answer to a. is "has not", then skip b. and c. and go to Section #2.

If answer to a. is "has", then complete b. and c.

b. The molds found **were** **were not** identified as toxic molds;

c. With regard to any molds that were found, measures **were** **were not** taken to remove those molds.

Buyers Initials

2. **MOLD INSPECTIONS.** Molds, funguses, mildew, and similar organisms

may exist in the Property of which the Seller is unaware and has no actual knowledge. These contaminants generally grow in places where there is excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home inspection may not disclose molds. Buyer may wish to obtain an inspection specifically for molds to more fully determine the condition of the Property and its environmental status. Neither Seller's agents nor Buyer's agents are experts in the field of mold. The Buyers are strongly encouraged to satisfy themselves as to the Property condition.

3. **HOLD HARMLESS.** Buyer makes the decision to purchase the Property independent of any representation of the Agents or Brokers involved in the transaction regarding mold.

Accordingly, Buyer agrees to indemnify and hold _____

_____ (print names of Brokers and Designated Agents) harmless in the event any mold is present on the Property.

4. **RECEIPT OF COPY.** Seller and Buyer have read this Mold Disclosure and by their signatures hereon acknowledge receipt of a copy thereof.

5. **PROFESSIONAL ADVICE.** Seller and Buyer execute this Disclosure with the understanding that they should consult with a professional of their choice regarding any questions or concerns before its execution.

Seller: _____ Date: _____

Seller: _____ Date: _____

Buyer: _____ Date: _____

Buyer: _____ Date: _____



ILLINOIS ASSOCIATION OF REALTORS®



BUYERS' MOLD NOTICE

Buyers are advised that the presence of certain kinds of mold, funguses, mildew and/or other organisms may adversely affect the property and the health of certain individuals. These conditions are often the result of moisture invasion or water leakage inside the home and can sometimes produce harmful toxins.

Buyers are advised to have any property they are considering purchasing inspected for the existence of such conditions or organisms, or the conditions that may lead to their formation, during buyers' home inspection contingency period. Buyers are also advised to consult with appropriate experts regarding this topic if they have any questions or concerns. Broker and its agents are not experts on mold and other related conditions.

The undersigned acknowledge receiving this Notice on the date indicated below.

Date: _____

Buyers: _____

(Broker should retain the original for its file and give a copy to the Buyers.)