KNIGHT HOME SOLUTIONS
Asset Management and Marketing

Mold Disclosure and Addendum

Printed Name(s) of Seller(s): _____
Printed Name(s) of Purchaser(s): _____
Property Address: _____

Seller Disclosure. To the best of Sellers' actual knowledge, Sellers represent:

A. The Property described herein ☐ has ☐ has not been previously tested for molds.
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 these molds.

Mold Inspections. Molds, funguses, mildew and similar microscopic organisms may exist in the Property of which the Seller is unaware and has no actual knowledge. Such microscopic organisms and/or mold may cause adverse health effects if inhaled, ingested or physically contacted, and these effects include but are not limited to allergic and/or respiratory reactions or other problems, particularly in susceptible persons such as those with immune system problems, young children and elderly persons. These contaminants generally grow in places where there is excessive moisture, such as where leakage may have occurred in roofs, pipes, walls and plant pots, or where there has been flooding. A professional home inspection may not disclose molds. Purchaser may wish to obtain an inspection specifically for molds to more fully determine the condition of the Property and its environmental status. Neither Sellers' agents nor Purchasers' agents are experts in the field of mold. The Purchaser(s) are strongly encouraged to satisfy themselves as to the Property condition.

Purchasers' Initials:_____ _____

3. **Hold Harmless.** Purchaser(s) make the decision to purchase the Property independent of any representation of the Agents, Brokers or Attorneys involved in the transaction regarding mold. Accordingly, purchaser(s) agree to indemnify and Knight Home Solutions, the Seller, it's officers, employees, agents, investors, affiliates, parent companies, subsidiaries, successors harmless in the event any mold is present on the Property.

Receipt of Copy. Sellers and Purchasers(s) have read this Mold Disclosure, and by their signatures hereon acknowledge receipt of a copy thereof.

Professional Advice. Sellers and Purchaser(s) 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(s) Signature Date Seller(s) Signature Date

_____ _____
Purchaser Signature Date Purchaser Signature Date