MOLD DISCLOSURE





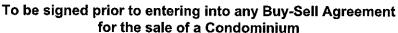
The use of this form is for REALTOR® members only (members of the Montana Association of REALTORS®) and cannot be used by any other party for any purpose. Use of these forms by other parties may result in legal action by the Montana Association of REALTORS®.

1	Date:06/03/2024		
2			
3	Property Address: 180 Vista Ln - Hill Bldg #	263 Bigfork	MT 59911
4			
5	MOLD DISCLOSURE: There are many types of mold. inha	bitable properties are not, and cannot l	pe, constructed to exclude
6	mold. Moisture is one of the most significant factors contri	outing to mold growth. Information abo	ut controlling mold growth
7	may be available from your county extension agent or he	alth department. Certain strains of mo	old may cause damage to
8	property and may adversely affect the health of susceptible	e persons, including allergic reactions t	hat may include skin, eye
9	nose, and throat irritation. Certain strains of mold may cau	se infections, particularly in individuals	with suppressed immune
10	systems. Some experts contend that certain strains of		
11	However, experts do not agree about the nature and exte	ent of the health problems caused by	mold or about the level o
12	mold exposure that may cause health problems. The C	enters for Disease Control and Preve	ention is studying the link
13	between mold and serious health conditions. The seller, la	ndlord, seller's agent, buyer's agent, or	property manager canno
14	and does not represent or warrant the absence of mold. It	is the buyer's or tenant's obligation to	determine whether a mole
15	problem is present. To do so, the buyer or tenant should h	re a qualified inspector and make any	contract to purchase, rent
16	or lease contingent upon the results of that inspection. A s	eller, landlord, seller's agent, buyer's a	gent, or property manage
17	who provides this mold disclosure statement, provides for	the disclosure of any prior testing and	any subsequent mitigatior
18	or treatment for mold, and discloses any knowledge of	mold is not liable in any action base	ed on the presence of o
19	propensity for mold in a building that is subject to any contr	act to purchase, rent, or lease.	
20			
21	The undersigned, Seller, Landlord, Seller's Agent and/or		
22	building or buildings on the property have mold pres-		
23	inhabitable properties contain mold, as defined by the	•	-
24	spores). The undersigned are not representing that a sig		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 prop		
28	provided or with this Disclosure provides the Buyer/Tena	nt a copy of the results of that test (if a	ivailable) and evidence o
29	any subsequent mitigation or treatment.		
30	lab 1 - (Vb) 1/2/2/	M_{2}	(9,2024)
31	Jane Year 6/3/27		
32	Seller/Landlord Date Jack Dennis Cato	Seller Agent/Property Manager	Date
33	1/2/21	Scott Hollinger	
34	Sollarilland and land Call Date 1	Seller's Agent/Property Manager	Data
35	Seller/Landlord Date Dee Ann Cato	Seller's Agent/Property Manager	Date
36	ACKNOWLEDGMENT: The undersigned Buyer/Tenant,	Buyar'a Agant ar Statutany Brakar agl	roculadase receipt of this
37			
38 39	Disclosure, the test results (if available) and evidence		
	Buyer/Tenant agrees that it is their responsibility to hire exists or does not exist on the property. They further a		
40 41	Agent, Statutory Broker and/or Property Manager, who h		
42	on the presence of or propensity for mold in the property.	ave provided this bisolosure, are not in	able for any action bases
43	of the presence of or propertisity for filloid in the property.		
44			
45	Buyer/Tenant Date	Buyer's Agent/Statutory Broker	Date
46	Dayon Fondition Dutte	24,0,07,gondotatatory broker	
47			
48	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 holidays. Any performance which is required to be completed on a Saturday, Sunday or holiday can be performed on the next business day.

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CONDOMINIUM DISCLOSURE AGREEMENT





1	Date: 06/03/2024		
2	2		
3	In reference to the real property commonly known as		
4	1 180 Vista Ln - Hill Bldg #263	Bigfork MT	59911
5	and in accordance with the Montana Unit Ownership Act:		
6	·		
7	A majority of the condominium units may be owned by one	person, corporation or other legal enti	ity. Any
8		of the development and the associat	ion. as
9		or other person acting as a majority of	the unit
10			
11	constitutes a majority of the unit owners may be made only with	the approval of the Seller or other	person
12		• •	•
13	}		
14	Any Buy-Sell Agreement is not effective until 72 hours after	a buyer has received a copy of the M	lontana
15			
16	the project or the association. During said 72 hours, a buyer may	withdraw any offer without penalty.	
17			
18	1 Jan Henry (ar) 6/3/24		
19	Seller's Signature Jack Dennis Cato Date US Out Cato US 13/24		
20			
21	The Chin (20) 6/3/24		
22	Seller's Signature Dee Ann Cato Date '		
23			
24	The undersigned acknowledge(s) that he/she/they/it received a	a copy of the Montana Unit Ownership	Act, the
25	bylaws of the association, and any administrative regulations go	overning the operation of the project	or the
26		🗌 a.m. 🔲 p.m. (Mountain Time). If the
27	, ,	inium Disclosure/Addendum shall beco	ome an
28	3		
29			
30			
31	Buyer's Signature Date		
32			
33			
34	Buyer's Signature Date		

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