

# MOLD DISCLOSURE



1 Date: 09/20/2024

3 Property Address: 22703 MT Highway 83 Bigfork MT 59911

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 between mold and serious health conditions. The seller, landlord, seller's agent, buyer's agent, or property manager cannot  
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 problem is present. To do so, the buyer or tenant should hire a qualified inspector and make any contract to purchase, rent,  
16 or lease contingent upon the results of that inspection. A seller, landlord, seller's agent, buyer's agent, or property manager  
17 who provides this mold disclosure statement, provides for the disclosure of any prior testing and any subsequent mitigation  
18 or treatment for mold, and discloses any knowledge of mold is not liable in any action based on the presence of or  
19 propensity for mold in a building that is subject to any contract to purchase, rent, or lease.

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.

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 Buyer/Tenant a copy of the results of that test (if available) and evidence of  
29 any subsequent mitigation or treatment.

31			<u>Scott Hollinger</u>	<u>09/24/2024</u>
32	Seller/Landlord	Date	Seller's Agent/Property Manager	Date
33	<u>John R and Mavis Alex</u>		<u>Scott Hollinger</u>	
34	<u>Nicholas D Alex</u>	<u>Danielle L Alex</u>		
35	Seller/Landlord	Date	Seller's Agent/Property Manager	Date
36	<u>Nicholas D and Danielle L Alex</u>	<u>10/01/2024</u>		

37 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  
39 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, Seller's Agent, Buyer's  
41 Agent, Statutory Broker and/or Property Manager, who have provided this Disclosure, are not liable for any action based  
42 on the presence of or propensity for mold in the property.

45	Buyer/Tenant	Date	Buyer's Agent/Statutory Broker	Date
46				
47	Buyer/Tenant	Date	Buyer's Agent/Statutory Broker	Date
48				

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31		<u>9-20-24</u>		<u>9.20.2024</u>
32	Seller/Landlord	Date	Seller's Agent/Property Manager	Date
33	John R Alex	Mavis Alex	Scott Hollinger	
34		<u>9-20-24</u>		
35	Seller/Landlord	Date	Seller's Agent/Property Manager	Date
36	Nicholas D Alex			

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44	_____	_____	_____	_____
45	Buyer/Tenant	Date	Buyer's Agent/Statutory Broker	Date
46				
47	_____	_____	_____	_____
48	Buyer/Tenant	Date	Buyer's Agent/Statutory Broker	Date

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# LEAD-BASED PAINT DISCLOSURE



1 Date: 09/20/2024

2  
3 Property Address: 22703 MT Highway 83 Bigfork MT 59911

4  
5 **Lead Warning Statement:** Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978  
6 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing  
7 lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced  
8 intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The  
9 Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from  
10 risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk  
11 assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

12 **Seller's Disclosures:** The Seller hereby discloses the presence of lead-based paint and/or lead-based paint hazards by checking  
13 the appropriate boxes as follows:

- 14 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):  
15  Seller knows that lead-based paint and/or lead-based paint hazards are present in the property (explain):  
16 \_\_\_\_\_  
17 \_\_\_\_\_  
18  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the property.
- 19 (b) Records and Reports available to the Seller (check one below):  
20  Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or  
21 lead-based paint hazards in the property. Those reports and records are itemized as follows:  
22 \_\_\_\_\_  
23 \_\_\_\_\_  
24  Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the property.

25 **Buyer's Acknowledgment:** Buyer acknowledges, by his/her initials in the blanks provided below, as follows:

- 26 (c) \_\_\_\_\_ Buyer has received copies of all information listed in item (b), if any.  
27 (d) \_\_\_\_\_ Buyer has received the pamphlet "Protect Your Family From Lead in Your Home."  
28 If the delivery of the documents referenced in subsection (c) or (d) occurs after the full execution of the Buy-Sell  
29 Agreement (the Agreement) by all parties, Buyer has a right to cancel as set forth in the Agreement.  
30 (e) \_\_\_\_\_ Buyer has (check one below):  
31  Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or  
32 inspection of the presence of lead-based paint hazards (in which event the parties have entered a Lead-  
33 Based Paint Contingency Addendum); or  
34  Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based  
35 paint and/or lead-based paint hazards.

36 **Broker/Salesperson's Acknowledgment:** The Seller Broker/Salesperson (or if no listing Broker/Salesperson, any Broker/  
37 Salesperson in the transaction) acknowledges, by his/her initials in the blank provided below, as follows:

- 38 (f) SA Broker/Salesperson has informed the Seller of the Seller's obligations under 42 U.S.C. §4852(d) and is  
39 aware of his/her responsibility to ensure compliance.

40 **Certifications:** The undersigned have reviewed the information above and certify, to the best of their knowledge, that the information,  
41 which they have provided is true and accurate.

42  
43 [Signature] 9-20-24  
44 Seller John R Alex, Mavis Alex Date Buyer Date  
45 [Signature] 9-20-24  
46 Seller Nicholas D Alex Date Buyer Date  
47  
48 [Signature] 9.20.2024  
49 Seller Broker/Salesperson Date  
50 (if no Seller Broker/Salesperson, Buyer Broker/Salesperson to sign)  
51 Scott Hollinger

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 11 assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

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 13 the appropriate boxes as follows:

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 41 which they have provided is true and accurate.  
 42  
 43

44	Seller <u>John R &amp; Mavis Alex</u>	Date	Buyer	Date
45	<u>Nicholas D Alex</u>	<u>10/01/2024</u>	<u>Danielle L Alex</u>	<u>10/01/2024</u>
47	Seller <u>Nicholas D &amp; Danielle L Alex</u>	Date	Buyer	Date
48	<u>Scott Hollinger</u>	<u>09/24/2024</u>		
50	Seller Broker/Salesperson	Date		
51	(if no Seller Broker/Salesperson, Buyer Broker/Salesperson to sign)			

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