## **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: <u>June 11, 2024</u>			
2	Description Address Add N. Warn Judick Street Address 12			
3	Property Address: 821 N Kendrick Ave, Glendive, MT 59330			
4	MOLD DIGGLOCULE TI			
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	mine and a series of the serie			
15 16	problem is present. To do so, the buyer or tenant should hire a qualified inspector and make any contract to purchase, rent, 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.			
20	proportions for fillowing a building that is subject to any contract to purchase, refit, 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.			
26	as sast a determination may only be made by a quaimed 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	t.		
30	1 1 1/2	11.12	11 11 81	1/2004
31		6/11/2024	Caselli Killill	610/24
32	Seilef/Landlord	Date	Seller's Agent/Property Manager	Date
33	James Berg	2111/2001	Jizelle Heyen	
34	telissa to	Call des	<u></u>	
35	Seller/Landlord	Date	Seller's Agent/Property Manager	Date
	Melissa Berg			
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			
	on the presence of or propensity for mo	old in the property.		
43				
44	D			
45	Buyer/Tenant	Date	Buyer's Agent/Statutory Broker	Date
46				
47	P.wor/Tonont	Data	Demonds Association Design	
40	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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Montana Dakota Real Estate, 1720 Crisafulli Drive #49 Glendive MT 59330 Phone: 4069395920 Fax: Jiselle Heyen