



Team Washington

Moisture, Mold and Environmental Disclosure

Addendum to Seller's Property Condition Disclosure Form

Property Address: 132 2nd St, Diamond WA 99111

BUYER(S) – YOU ARE HEREBY ADVISED TO HAVE A THOROUGH INSPECTION OF THE PROPERTY, WHICH SHOULD INCLUDE TESTING FOR ANY MOISTURE, MOLD, OR ENVIRONMENTAL ISSUES.

Moisture and mold issues are prevalent in today's real estate industry. It is important that Buyers make their own evaluation of the Property and to have the Property thoroughly inspected. **Neither the Seller(s), nor the Seller's Real Estate Broker, its employees and/or agents are qualified to inspect the Property for mold or other microscopic organisms that may exist or make recommendations or determinations concerning possible health or safety issues. The purpose of this Disclosure is to put Buyers on notice to conduct their own due diligence regarding this matter using appropriate, qualified experts.**

Buyers further acknowledge that should Buyers choose to proceed with the purchase after the Buyers have had the Property thoroughly inspected, then the Buyers are accepting the Property in an AS-IS condition with knowledge of the potential condition of the Property.

Buyer hereby acknowledges reading this Disclosure and is aware of the conditions set forth therein.

Kevin J Palmer
Seller Printed Name

[Signature]
Seller Signature

6-10-25
Date

Manuela Ayla Palmer
Seller Printed Name

[Signature]
Seller Signature

6-10-25
Date

Buyer Printed Name

Buyer Signature

Date

Buyer Printed Name

Buyer Signature

Date

FIRPTA CERTIFICATION

The Foreign Investment in Real Property Tax Act ("FIRPTA"), 26 U.S.C. 1445, provides that a buyer of a U.S. real property interest must withhold tax if Seller is a foreign person, unless one of the exceptions in the Act applies. The following will inform Buyer and Closing Agent whether tax withholding is required.

Note: The above law applies to foreign corporations, partnerships, trusts, estates and other foreign entities, as well as to foreign individuals. If Seller is a corporation, partnership, trust, estate or other entity, the terms "I" and "my" as used below means the corporation or other entity. A "real property interest" includes full or part ownership of land and/or improvements thereon; leaseholds; options to acquire any of the foregoing; and an interest in foreign corporations, partnerships, trusts or other entities holding U.S. real estate.

SELLER CERTIFICATION. Seller hereby certifies the following:

PROPERTY. I am the Seller of real property ☒ at:

132 2nd Street

Address

Diamond

City

WA

State

91111

Zip

or ☐ (if no street address) legally described on the attached.

CITIZENSHIP STATUS. I ☐ AM ☒ AM NOT a non-resident alien (or a foreign corporation, foreign partnership, foreign trust, foreign estate or other foreign business entity) for purposes of U.S. income taxation.

TAXPAYER I.D. NUMBER.

My U.S. taxpayer identification number (e.g. social security number) is _____
(Tax I.D. number to be provided by Seller at Closing)

ADDRESS.

My home address is 132 2nd Street

Address

Diamond, WA 91111

City

State

Zip

Under penalties of perjury, I declare that I have examined this Certification and to the best of my knowledge and belief it is true, correct and complete. I understand that this Certification may be disclosed to the Internal Revenue Service ("IRS") and that any false statement I have made here could be punished by fine, imprisonment, or both.

[Signature]
Seller

6-10-25
Date

Manuela Aylapalmer
Seller

6-10-25
Date

BUYER CERTIFICATION (Only applicable if Seller is a non-resident alien).

If Seller is a non-resident alien, and has not obtained a release from the IRS, then Closing Agent must withhold 15% of the amount realized from the sale and pay it to the IRS, unless Buyer certifies that the selected statement below is correct:

☐ **Amount Realized (\$300,000 or less) and Family Residence = No Tax.** (a) I certify that the total price that I am to pay for the property, including liabilities assumed and all other consideration to Seller, does not exceed \$300,000; and (b) I certify that I or a member of my family* have definite plans to reside on the property for at least 50% of the time that the property is used by any person during each of the first two twelve month periods following the date of this sale. If Buyer certifies these statements, there is no tax.

☐ **Amount Realized (more than \$300,000, but not exceeding \$1,000,000) and Family Residence = 10% Tax.** (a) I certify that the total price that I am to pay for the property, including liabilities assumed and all other consideration to Seller, exceeds \$300,000, but does not exceed \$1,000,000; and (b) I certify that I or a member of my family* have definite plans to reside on the property for at least 50% of the time that the property is used by any person during each of the first two twelve month periods following the date of this sale. If Buyer certifies these statements, then Closing Agent must withhold 10% of the amount realized from the sale and pay it to the IRS.

* (Defined in 11 U.S.C. 267(c)(4). It includes brothers, sisters, spouse, ancestors and lineal descendants).

Under penalties of perjury, I declare that I have examined this Certification and to the best of my knowledge and belief both statements are true, correct and complete. I understand that this Certification may be disclosed to the IRS and that any false statement I have made here could be punished by fine, imprisonment, or both.

Buyer

Date

Buyer

Date