



Notice and Disclosure Regarding Mold

This disclosure is to inform you the tenant(s) regarding the existence of certain types of toxic and non toxic mold and other similar organisms that maybe found in residential homes, town homes, condo’s and other rental properties. Some types of mold may cause severe health problems for certain individuals.

Mold is not detectible by a real estate broker/agent, and sometimes not even by a professional home inspector. It is even possible that a property could have a serious, but hidden mold problem that is unknown to the property owner and / or property Management Company and its broker/agents.

Broker recommends the only way to provide any reasonable assurance that a property does not have mold or other health hazard problem is to retain the services of an environmental expert who will conduct specific tests. These tests may consist of an interior and exterior examination for airborne spores, and carpet test, but other procedures may be necessary. Any visible evidence of mold should be professionally evaluated to your satisfaction.

Property owner agreed to provide these test should there be any visible evidence of mold at time of walk-through prior to occupancy. **Tenant(s) agrees to notify property management company/agent of any water leaks and / or mold “immediately” detected while occupying the residence.**

By signing below, tenant(s) agree to herby release, acquit and forever discharge A Better Realty.Net Property Management/Property Owner/Broker and their respective successors, assigns, officers, directors, partners, employees, and agents, on their own behalf and on behalf of all parties claiming by through them (the “Released Parties”), of and from any and all rights, claims obligations, actions, causes of actions, suits, debts, liens, contracts, liabilities, demands, costs, obligations, and expenses (including attorney fees), whether known, fixed contingent, accrued, inchoate or otherwise, that may arise pursuant to statute, contract, tort or liability, that the undersigned may now or hereafter have against the Released Parties, including but not limited to any claims, damages or liabilities relating to the property.

_____	_____	_____	_____
Tenant	Date	Tenant	Date
_____	_____	_____	_____
Property Manager agent	Date	Property Owner	Date
2/2008			