

ILLINOIS ASSOCIATION OF REALTORS

MOLD DISCLOSURE

Printed Name(s) of Seller(s)

Printed Name(s) of Buyer(s)

Property Address

1. SELLER DISCLOSURE. To the best of Seller’s actual knowledge, Seller represents:

a. The Property described herein ___ has ___ has not been previously tested for molds:

Note: If answer to a. is “has not”, then skip b. and c. and go to Section #2. If answer to a. is “has”, then complete items b. and c.

b. The molds found _____ were _____ were not identified as toxic molds:

c. With regard to any molds that were found, measures ___ were ___ were not taken to remove those molds.

Buyers Initials _____

2. MOLD INSPECTIONS. Molds, funguses, mildew, and similar organisms may exist in the Property of which the Seller is unaware and has no actual knowledge. These contaminants generally grow in places where there is excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home inspection may not disclose molds. Buyer may wish to obtain an inspection specifically for molds to more fully determine time condition of the Property and its environmental status. Neither Seller’s agents nor Buyer’s agents are experts in the field of mold. The Buyers are strongly encouraged to satisfy themselves as to the Property condition.

3. HOLD HARMLESS. Buyer makes the decision to purchase the Property independent of any representation of the Agents or Brokers involved in the transaction regarding mold. Accordingly, Buyer agrees to indemnify and hold listing broker _____ (print names of Brokers and Designated Agents) harmless in the event any mold is present on the Property.

4. RECEIPT OF COPY. Seller and Buyer have read this Mold Disclosure and by their signatures hereon acknowledge receipt of a copy thereof.

5. PROFESSIONAL ADVICE. Seller and Buyer execute this Disclosure with the understanding that they should consult with a professional of their choice regarding any questions or concerns before its execution.

SELLER _____ Date _____

BUYER _____ Date _____