MOLD DISCLOSURE





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1	Date: <u>April 8, 2021</u>				
2		-h 1/m 50001			
4					
5 6 7 8 9 10 11 12 13 14 15 16 17	MOLD DISCLOSURE: There are many types of mold. Inhal mold. Moisture is one of the most significant factors contributed may be available from your county extension agent or her property and may adversely affect the health of susceptible nose, and throat irritation. Certain strains of mold may caus systems. Some experts contend that certain strains of However, experts do not agree about the nature and extended exposure that may cause health problems. The Cebetween mold and serious health conditions. The seller, land does not represent or warrant the absence of mold. It is problem is present. To do so, the buyer or tenant should him or lease contingent upon the results of that inspection. A see who provides this mold disclosure statement, provides for the or treatment for mold, and discloses any knowledge of the	bitable properties are not, and cannot be, couting to mold growth. Information about coralth department. Certain strains of mold mapersons, including allergic reactions that make infections, particularly in individuals with smold may cause serious and even life-that of the health problems caused by mold onters for Disease Control and Prevention dlord, seller's agent, buyer's agent, or propers the buyer's or tenant's obligation to determine a qualified inspector and make any contraction.	atrolling mold growth by cause damage to ay include skin, eye suppressed immune reatening diseases or about the level or is studying the linkerty manager cannot to purchase, rent, or property manager property manager		
	propensity for mold in a building that is subject to any contra	of to nurchase rent or lease	the presence of or		
20					
24	The undersigned, Seller, Landlord, Seller's Agent and/or Fullbuilding or buildings on the property have mold preser inhabitable properties contain mold, as defined by the Fullburger spores). The undersigned are not representing that a sign as such a determination may only be made by a qualified instance.	Montana Mold Disclosure as made in a Montana Mold Disclosure Act (any mold,	ecognition that all		
27 28	27 If Seller/Landlord knows a building located on the property has been tested for mold, Seller/Landlord has previous provided or with this Disclosure provides the Buyer/Tenant a copy of the results of that had first the control of the country of the results of the test to the control of the country of th				
29 30	any subsequent mitigation or treatment.	a copy of the results of that test (if available	e) and evidence of		
31	Saller and grand 4-9-21		<i>a</i> =		
	Date .	Seller's Agent/Property Manager	-9-21 Data		
34	James C Johnson Seller/Landlord Jahren 4-9-202(Date	construction reporty intallager	Date		
	Seller/Landlord Date Nikki Johnson	Seller's Agent/Property Manager	Date		
37 38 39 40 41 42 43 44	ACKNOWLEDGMENT: The undersigned Buyer/Tenant, Bur Disclosure, the test results (if available) and evidence Buyer/Tenant agrees that it is their responsibility to hire a exists or does not exist on the property. They further act Agent, Statutory Broker and/or Property Manager, who have on the presence of or propensity for mold in the property.	er's Agent or Statutory Broker acknowled of subsequent mitigation or treatment. qualified inspector to determine if a signific	ges receipt of this The undersigned cant mold problem		
46 47	Buyer/Tenant Date	Buyer's Agent/Statutory Broker	Date		
48 I	Buyer/Tenant Date	Buyer's Agent/Statutory Broker	Date		
1	NOTE: Unless otherwise expressly stated the term "Days" means	•			

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 holidays. Any performance which is required to be completed on a Saturday, Sunday or holiday can be performed on the next business day.

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LK Realty, 233 Cascade Street, Suite B Wolf Point MT 59201 Phone: 4066970755 Fax:

LEAD-BASED PAINT DISCLOSURE





2	REALIONS OPPO	ORTUNITY		
3	Property Address: 6196 SV 1 Drive, Wolf Point, MT 59201			
5 6 7 8 9 1 1 1 1 1 1 1 1 1	Lead Warning Statement: Every Buyer of any interest in residential real property on which a residential dwelling was built prideveloping lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including lear disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risponent women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-baseller's Disclosures: The Seller hereby discloses the presence of lead-based paint and/or lead-based paint hazards (check one below): Seller knows that lead-based paint and/or lead-based paint hazards are present in the property (explain):	sk of rning sk to lead-		
18 19 20 21 22	(b) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the property. Records and Reports available to the Seller (check one below): Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and lead-based paint hazards in the property. Those reports and records are itemized as follows:	d/or		
24 25 26 27 28 29	23 24 25 Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the property. 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 ether market).			
33 34 35 36 37 38 39 40 41 42	Based Paint Contingency Addendum); or Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. Broker/Salesperson's Acknowledgment: The Seller Broker/Salesperson (or if no listing Broker/Salesperson, any Broker/Salesperson has informed the Seller of the Seller's obligations under 42 U.S.C. §4852(d) and is Certifications: The undersigned have reviewed the information above and certify, to the best of their knowledge, that the			
43 44 45 46 47 48	Seller Nikki Johnson Date Buyer Date Buyer Date	Wildelines -		
49 50	Date Seller Broker/Salesperson Date if no Seller Broker/Salesperson, Buyer Broker/Salesperson to sign)			

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 holidays. Any performance which is required to be completed on a Saturday, Sunday or holiday can be performed on the next business day.

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LK Realty, 233 Cascade Street, Suite B Wolf Point MT 59201 Phone: 4066970755 Fax:

Laura Krauth

Johnson, Nikki and