Montana Mold Disclosure

There are many types of mold. Inhabitable properties are not, and cannot be, constructed to exclude mold. Moisture is one of the most significant factors contributing to mold growth. Information about controlling mold growth may be available from your county extension agent or health department. Certain strains of mold may cause damage to property and may adversely affect the health of susceptible persons, including allergic reactions that may include skin, eye, nose, and throat irritation. Certain strains of mold may cause infections, particularly in individuals with suppressed immune systems. Some experts contend that certain strains of mold may cause serious and even life-threatening diseases. However, experts do not agree about the nature and extent of the health problems caused by mold or about the level of mold exposure that may cause health problems. The Centers for Disease Control and Prevention is studying the link between mold and serious health conditions. The seller, landlord, seller's agent, buyer's agent, or property manager cannot and does not represent or warrant the absence of mold. It is the buyer's or tenant's obligation to determine whether a mold 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 who provides this mold disclosure statement, provides for the disclosure of any prior testing and any subsequent mitigation or treatment for mold, and discloses any knowledge of mold is not liable in any action based on the presence of or propensity for mold in a building that is subject to any contract to purchase, rent, or lease.

The furnishing of test results and evidence of mitigation or treatment is not to be construed as a promise, warranty, or representation of any sort by the seller, landlord, seller's agent, buyer's agent, or property manager that the test results are accurate or that the mitigation or treatment is effective.

Lessor’s Disclosure

(a) Presence of mold

[ ] Lessor has knowledge of mold problem present in the housing.

[ ] Lessor has no knowledge of mold problem present in the housing.

(b) Records and reports available to the lessor

[ ] Lessor has provided the lessee with all available records and reports pertaining to a mold problem and/or mitigation or treatment of mold (list documents on back).

[ ] Lessor has no available records or reports pertaining to testing for a mold problem and/or mitigation or treatment of mold.

Lesee’s Acknowledgment (initial)

_____ (c) Lessee has received copies of all information listed above.

_____ (d) If Lessee has a test performed for a mold problem they will provide a copy to the Landlord.

Agent’s Acknowlegement (initial)

---------- (e) Agent has informed the lessee under the Montana Mold Disclosure Act and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge, that the information provided by the signatory is true and accurate.

_____ _____

Lessee/Tenant Date Lessee/Tenant Date

_____ _____

Lessee/Tenant Date *Lessor/Landlord* Date