

NICHOLS REAL ESTATE SALES, INC.

6351 Monroe Street Daphne, AL 36526
Bus. 251-626-2030 Fax 251-626-2053

MOLD DISCLOSURE

Property Address: 7881 Barrington Ln.
Daphne AL 36526

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.

Purchaser Initials HMC K

2. MOLD INSPECTIONS. Molds, fungus, 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. Purchaser 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 Purchaser's agents are experts in the field of mold. The Purchasers are strongly encouraged to satisfy themselves as to the Property condition.

3. HOLD HARMLESS. Purchaser makes the decision to purchase the property independent of any representation of the Agents, Brokers, or sellers involved in the transaction regarding mold. By signing this Mold Disclosure, you agree that Agents, Brokers, and sellers shall have no further responsibility regarding the potential or actual existence of mold contamination at the property or any resulting injury.

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

5. PROFESSIONAL ADVICE. Seller and Purchaser execute this Disclosure with the understanding that they should consult with a professional of their choice regarding any questions or concerns before its execution. Other sources of information about mold can be found at www.epa.gov.

Seller Hannah Chin Date 8/31/2024

Seller Kelly Chin Date 8/31/2024

Purchaser _____ Date _____

Purchaser _____ Date _____