

**SELLER: DEPARTMENT OF VETERANS AFFAIRS**

REO #: \_\_\_\_\_ DATE: \_\_\_\_\_

SUBJECT PROPERTY ADDRESS: \_\_\_\_\_

BROKER: \_\_\_\_\_

**DISCLAIMER AND RELEASE**

**PURCHASERS ARE HEREBY NOTIFIED AND UNDERSTAND THAT SOME MOLDS HAVE THE POTENTIAL TO CAUSE SERIOUS HEALTH PROBLEMS.**

Purchaser hereby acknowledges and agrees that the property referenced above (the “**Property**”) is offered for sale and will be transferred “**AS IS**” and with no representation or assurance regarding the condition of the Property. The Secretary of the United States Department of Veterans Affairs, its officers, employees, agents, successors and assigns (“**Seller**”) and Vendor Resource Management, Inc. (“**VRM**”), an independent consultant and agent of Seller, and its officers, employees, agents, successors and assigns (collectively, “**Agent**”), has no current actual knowledge of the presence of mold in or around the Property other than what may have already been described on Seller’s website or otherwise set forth in a written disclosure made to Purchaser. To the best of Seller’s knowledge, no tests have been performed and no investigation undertaken in connection with the mold or microscopic organisms, the extent of growth, or the species of such mold present in the subject property.

**The undersigned further acknowledges that exposure to some species of mold may pose serious health risks, including but not limited to severe allergic and/or respiratory reactions or other problems, particularly in individuals with immune system deficiencies, young children and elderly persons. Therefore, Seller and agent suggest and recommend that no person should enter the Property without first consulting an environmental professional to obtain advice and assistance regarding actions that should be taken to protect against such exposure, including the use of protective gear and breathing apparatus. Having been apprised of the possible health risks, and having conducted independent inquiries with appropriate professionals, the undersigned desires to enter the subject Property. Purchasers hereby acknowledge that they will be solely responsible for any required remediation and/or resulting damages, including, but not limited to any effects on health due to the presence of mold in, on or around the Property.**

**The undersigned, having read this Disclaimer and Release, in consideration of being granted access to the subject Property hereby agrees to release and hold harmless Seller, Agent and their respective employees, contractors and representatives from and against any claims, damages, losses, costs or expenses of any kind, financial or otherwise, sustained or arising from the undersigned’s entry onto and physical inspection of the subject Property.**

THE UNDERSIGNED PURCHASERS HAVE READ FOREGOING AGREEMENT AND ENTER INTO THIS  
DISCLAIMER AND RELEASE WITH FULL UNDERSTANDING OF THE MEANING HEREOF.

PURCHASERS:

Signature: \_\_\_\_\_ Printed name: \_\_\_\_\_

Signature: \_\_\_\_\_ Printed name: \_\_\_\_\_

Subscribed and sworn to before me under my official seal of office this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public