

**SELLER: DEPARTMENT OF VETERAN AFFAIRS**

ASSET NO: \_\_\_\_\_ DATE: \_\_\_\_\_

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

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

**DISCLAIMER AND RELEASE**

**PURCHASERS ARE HEREBY NOTIFIED AND UNDERSTAND THAT RADON GAS HAS 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 radon 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 presence of radon at the Property. Radon is an invisible and odorless gaseous radioactive element.

The undersigned further acknowledges that exposure to the fumes believed to be emitted by Radon Gas may pose serious-health risks, although the precise nature of the risks are presently unknown. According to the Environmental Protection Agency, Radon gas decays into radioactive particles that can get trapped in your lungs when you breathe. As they break down further, these particles release small bursts of energy. This can damage lung tissue and lead to lung cancer over the course of your lifetime. Not everyone exposed to elevated levels of radon will develop lung cancer. And the amount of time between exposure and the onset of the disease may be many years. Therefore, the Seller and its agents suggest and recommend that the undersigned should not 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. Purchasers hereby acknowledge that they will be solely responsible for any required remediation and/or resulting damages, including, without limitation, any injuries or health effects resulting from the presence of Radon at 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: \_\_\_\_\_

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

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