

Atlantis Realty Group Inc

RADON GAS and MOLD DISCLOSURE and RELEASE

WHEREAS, _____ (“Releasor”)
Print Name(s) of Buyer(s)

has indicated his desire to enter the real estate located at

(the “Property”) which is owned by: Owner of Record.

WHEREAS, seller has been informed that mold and/or other microscopic organisms may exist at the Property and such microscopic organisms and/or mold may cause physical injuries, including but not limited to allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems, young children and/or elderly persons; and

WHEREAS, seller desires, and it is seller’s intention, to disclose these matters to Releasor via this Disclosure and Release; and

WHEREAS, notwithstanding these matters, Releasor desires to enter the Property; and

WHEREAS, Releasor voluntarily, willingly, and knowingly executes this disclosure and release with the express intention of effecting the extinguishment of obligations designated in this release below:

1. Releasor hereby acknowledges that he has read this Disclosure and Release and is aware of the conditions set forth therein. Notwithstanding this disclosure, Releasor still desires to enter the Property.
2. Releasor hereby acknowledges and agrees that seller, its officers, employees, agents, successors and assigns (specifically including Atlantis Realty Group Inc.) shall not bear any responsibility (financial or otherwise) for any loss or damages or injury or inconvenience sustained by Releasor caused by, related to, or in conjunction with the inspection of the Property or arising out of the conditions of the Property.
3. Releasor, with the intention of binding Releasor, Releasor’s heirs, executors, administrators, and assigns, releases, forever discharges, and holds harmless seller, its officers, employees, agents, and successors and assigns (specifically including Atlantis Realty Group Inc.) of and from any and all manner of actions, causes of action, suits, debts, dues, sums of money, accounts, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments,

executions, claims, and demands whatsoever in law Releasor or in equity, against seller, its officers, employees, agents, successors and assigns (specifically including Atlantis Realty Group Inc.) whichever had, now has, or may have or which Releasor's successors, heirs, executors, or administrators, hereafter can, shall, or may have, for on, or by reason of any matter, cause, or thing whatsoever arising from the subject of this release.

Releasor elects to and does assume, voluntarily and willingly, all risks for claims arising after the date of this release, known or unknown, arising from the subject of this release, in favor of Releasor, and the Releasor's heirs, executors, administrators, successors and assigns, and knowingly, voluntarily, and expressly releases seller, its officers, employees, agents, successors and assigns (specifically including Atlantis Realty Group Inc.) from any and all liability for claims arising out of such matters.

MOLD INSPECTION. Buyer acknowledges that mold contaminants or other microscopic organisms may exist in the Property, of which Atlantis Realty Group, Inc. is not aware. These contaminants generally grow in places where there is or may have been excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. These conditions may be identified with a typical home inspection. Buyer is hereby advised to obtain a home inspection to better determine the condition of the Property. In the event mold contamination is suspected, it is recommended that Buyer satisfy himself/herself as to the condition of the Property by having a mold inspection performed. The cost and quality of such inspections may vary. Companies able to perform such inspections may be found in the Yellow Pages or on the World Wide Web under "Microbial or Mold Inspections" or "Environmental and Ecological Services."

RADON GAS. Buyer acknowledges that radon gas may exist in the property, of which Atlantis Realty Group, Inc. is not aware. Radon is an invisible and odorless gaseous radioactive element. Buyer is encouraged to obtain the services of a qualified and experienced professional to conduct inspections and tests regarding radon gas prior to closing. The cost and quality of such inspections may vary.

RELEASE. Buyer acknowledges that Atlantis Realty Group, Inc. is not qualified to inspect the Property for mold contaminants or other microscopic organisms, or radon gas, or to make recommendations or determinations concerning possible health or safety issues resulting from the presence of mold contaminants or microscopic organisms or radon gas. Buyer hereby agrees to release, hold harmless and indemnify Atlantis Realty Group, Inc., its officers, employees, agents, successors and assigns, from any liability or expense whatsoever, including attorneys fees, against any claims of damage or injury due to the alleged presence of mold contaminants or microscopic organisms or radon gas in the Property.

PROFESSIONAL ADVICE. Buyer acknowledges that he/she has read this Radon Gas and Mold Disclosure and Release and fully understands its contents and significance. Buyer further understands that he/she has the right to discuss this Radon Gas and Mold Disclosure and Release with any individual, and to the extent desired, he/she has availed himself/herself of this opportunity.

I/We, the undersigned, have read this release and understand all of its terms. I/We execute it voluntarily and with full knowledge of its significance.

Dated _____

Buyer Printed Name: _____

Buyer Signature: _____

Dated _____

Buyer Printed Name: _____

Buyer Signature: _____

Dated _____

Buyer's Agent Printed Name: _____

Buyer's Agent Signature: _____