



**DISCLOSURE AND WAIVER OF CLAIM; AGREEMENT TO IMDEMNIFY**

PROPERTY ADDRESS: 8103 Fernhill Ave, Parma

BUYER'S PRINTED NAME: \_\_\_\_\_

BUYER'S PRINTED NAME: \_\_\_\_\_

PRINTED NAME OF BUYER'S AGENT/ BROKERAGE: \_\_\_\_\_

SELLER'S PRINTED NAME: CALIBER HOME LOANS, INC.

PRINTED NAME OF SELLER'S AGENT / BROKERAGE: John Lynch  
3400 Detroit Rd Westlake

**NOTICE: THIS DISCLOSURE AND WAIVER AFFECTS YOUR RIGHTS AS THE PROSPECTIVE PURCHASER OF THIS PROPERTY. READ BEFORE SIGNING.**

The home that you are purchasing is affected by one or more various fungal contaminants ("Mold"). Mold can cause health problems for susceptible individuals. Treating and removing Mold can be time-consuming, inconvenient, and costly.

You agree to proceed with the purchase of this property knowing that the property contains Mold. You have investigated both the nature and the extent of the contamination to your satisfaction. You have also investigated to your satisfaction the estimated cost to repair or remove the Mold infestation.

You are not relying on any written or oral representations of the Seller, or the Seller's Broker and Agent(s), whether made prior to the date of your signature hereto or thereafter, concerning the Mold, the nature or extent of the infestation, the necessity for removal or the cost to remove the Mold and repair the property (if any) in proceeding with this purchase of this property.

In consideration of Seller's agreement to sell you the Subject Property, you therefore agree to release, indemnify and hold the Seller and the Seller's Broker and all agents employed by the Seller's Broker ("Seller") from any and all claims arising from the Seller's duty to disclose Mold, the Seller's failure to adequately disclose the presence of Mold, and all representations from Seller or on Seller's behalf concerning the extent of the Mold infestation, the nature of the harm posed by Mold, the cost to remove the Mold, and the cost, if any, to repair the damage caused by Mold.

**THIS DOCUMENT CONTAINS RELEASES. READ BEFORE SIGNING. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT AN ATTORNEY OR OTHER PROFESSIONAL OF YOUR CHOICE.**

\_\_\_\_\_  
Buyer's Printed Name

\_\_\_\_\_  
Buyer's Printed Name

\_\_\_\_\_  
Buyer's Signature                      Date

\_\_\_\_\_  
Buyer's Signature                      Date

**CALIBER HOME LOANS, INC**

\_\_\_\_\_  
Seller's Printed Name

\_\_\_\_\_  
Seller's Signature                      Date