

# MOLD WAIVER & RELEASE OF LIABILITY AGREEMENT

**PROPERTY ADDRESS:** 4083 Business US-27, Buchanan, GA 30113

The interior of the building on the above addressed property has large amounts of visible mold on the walls and other surfaces, as well as free floating spores throughout the building which are not visible. Neither the Owner nor the Auctioneer have tested the mold for toxicity. Due to the uncertainty of the level of danger to health posed by exposure to mold inside the building, neither Auctioneer nor Owner recommend entry into the property. If anyone wishes to enter the building for any reason, they must sign this Waiver. Failure to do so will result in being denied entry into the building.

By signing below, I assert that in spite of the potential risk, I desire entrance into the building and fully release Auctioneer and Owner from any liability and responsibility for any and all risks to health which may be incurred by entering the property, ranging from allergies to respiratory complaints to illness to death. I understand it is beyond the expertise of Auctioneer or owner to determine if someone is sensitive to mold spores and if I choose to enter, it is fully at my risk.

I hereby waive any and all claims against Auctioneer and Owner and further agree that neither Auctioneer nor Owner shall be liable for any damages to myself resulting from mold or mildew. I further indemnify Auctioneer and Owner from any liability related to mold or mildew resulting from damages or illness or death as a result of or arising out of the growth or proliferation of mold or mildew which I may come into contact with in the building.

My signature below acknowledges that I have read and understand the following: The Auctioneer has advised me that the subject property is subject to contamination by mold. Molds produce tiny spores to reproduce. Mold spores waft through the indoor and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. There are molds that can grow on wood, paper, carpet, and foods. When moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed. I have been advised of the potential health effects and symptoms associated with mold exposures including allergic reactions, asthma, and other respiratory complaints. There is no way to determine if the mold inside the building is a health concern without testing.

I agree to hold the Auctioneer and Owner ( including their agents and employees) harmless and free from all liability and legal action relating to any presence of Mold at the subject property, regardless of the legal theory upon which any such claim rests. This waiver and release shall be binding on all my heirs, agents, assignees, successors, and on any other person(s) who might otherwise be entitled to file suit or make a claim on my behalf.

I have read and understand the information above and have received a copy for my records.

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_