

WAIVER & RELEASE OF LIABILITY AGREEMENT

PROPERTY ADDRESS: 1925 Plantation Road, Lawrenceville GA 30044

The interior of the house on the above addressed property has large amounts of trash and debris, much of unknown nature, throughout the structure. The house was sealed up for an unknown period before the lender recently foreclosed on it. Due to the uncertainty of the level of danger to health posed by this material, neither Auctioneer nor Owner can assume liability for injuries resulting from tripping or stepping on unknown hazards, or inhaling the air inside. 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. We also strongly recommend wearing masks and proper footwear.

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 injury to illness to death. I understand it is beyond the expertise of Auctioneer or owner to determine if someone is sensitive to mold spores or other breathing hazards 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 or other breathing hazards or injury resulting from unsafe conditions of any type in the building. I further indemnify Auctioneer and Owner from any liability resulting from damages or illness or death as a result of or arising out of the growth or proliferation of mold or mildew or other breathing hazards which I may come into contact with in the building, or from injury or death resulting from unsafe conditions anywhere within the building or upon the property.

My signature below acknowledges that I have read and understand the following: The Auctioneer has advised me that the subject property has unknown materials inside, and is subject to contamination by mold or mildew. 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 humidity, 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 or mildew exposures including allergic reactions, asthma, and other respiratory complaints. There is no way to determine if there is mold or mildew or other breathing hazards inside the building 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 unknown material inside, or any presence of mold or mildew 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: _____