



**ARIZONA ELITE
PROPERTIES**

Property Management Division
225 Germann Rd. #110/120
(480) 899-9010
(480) 899-4918 Fax

Notice and Disclosure Regarding Mold

This disclosure is to inform you the tenant(s) regarding the existence of certain types of toxic and non toxic mold and other similar organisms that maybe found in residential homes, town homes, condo's and other rental properties. Some types of mold may cause severe health problems for certain individuals.

Mold is not detectible by a real estate broker/agent, and sometimes not even by a professional home inspector. It is even possible that a property could have a serious, but hidden mold problem that is unknown to the property owner and/or Property Management Company and its broker/agent.

Broker recommends the only way to provide any reasonable assurance that a property does not have a mold or other health hazard problem is to retain the services of an environmental expert who will conduct specific tests. These tests may consist of an interior and exterior examination for airborne spores, and carpet test, but other procedures may be necessary. Any visible evidence of mold should be professionally evaluated to your satisfaction.

Property owner agrees to provide these test should there be any visible evidence of mold at the time of walk-through prior to occupancy. Tenant(s) agree to notify property management company/agent of any water leaks and/or mold "immediately" detected while occupying the resident.

By signing below, tenant(s) agree to hereby release, acquit and forever discharge Arizona Elite Property Management/Property Owner/Broker and their respective successors, assigns, officers, directors, partners, employees and agents, on their own behalf and on the behalf of all parties claiming by through them (the "Release Parties"), of and from any and all rights, claims, obligations, actions, causes of action, suits, debts, liens, contracts, liabilities, demands, costs, and expenses (including attorney fees), whether known, fixed, contingent, accrued, inchoate or otherwise, that may arise pursuant to statute, contract, tort or liability, that the undersigned may now or hereafter have against the Release Parties, including buy not limited to any claims, damages or liabilities relating to the property.

Tenant Signature Date

Tenant Signature Date

Property Manager Signature Date

Arizona Elite Properties
225 E. Germann Rd. #110/120
Gilbert, AZ 85297

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