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Mold and Environmental Disclosure - Rental

This document has important legal consequences and both parties are encouraged to consult legal council before signing

Mold contaminants may exist in the Property. 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, though not all molds are detectable by visual inspection. Further, other environmental hazard might exist such as, but not limited to radon, asbestos, lead, methane gas, and water /air contaminants.

Agent advises that every Resident should consider having a mold/environmental test performed by a professional previous to their taking occupancy of the Property. This is especially necessary if any disclosure documents indicate that there is evidence of past or present moisture, standing water or water intrusion at the Property.

Owner has disclosed to Agent that other than those items listed: _____

_____,
that the Owner has not conducted any environmental tests on the property, is unaware of the presence of standing water or any water intrusion affecting the property, is not aware of broken pipes or other items that may have occurred when property was previously owned that may have caused mold to exist, and has not conducted any tests for environmental hazards on the property.

Resident agrees to hold the Agent harmless in the event any mold contaminants or environmental hazards are discovered on the Property. Resident understands that all inspections should be completed previous to lease start date. If Resident fails to complete and obtain all appropriate tests, including these for mold, this will constitute a waiver of the inspection and Resident shall accept the Property in as-is condition, with no future recourse against the Owner or Agent.

Property Address _____

Resident(s) _____ Date _____

Agent _____ Date _____