



Real Estate Services

Rochester Main Office
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Address: 658 Joseph Avenue
Rochester, Ny 14621

DISCLAIMER AND RELEASE

The undersigned acknowledges that the seller of the subject property referenced above, as non-occupant owner, or its agent, has disclosed to the undersigned the presence of mold and fungal spores within the subject property due to water damage and/or excessive moisture. To the best of the seller's knowledge, no tests have been performed and no investigation undertaken in connection with the mold or microscopic organisms, the extent of growth, or the species of such mold present in the subject property.

The undersigned further acknowledges that exposure to some species of mold may pose serious health risks, including but not limited to severe allergic and/or respiratory reactions or other problems, particularly in individuals with immune system deficiencies, young children and elderly persons. Therefore, neither seller nor its agents suggest or recommend that anyone enter the property without first consulting an environmental professional to obtain advice and assistance regarding actions that should be taken to protect against such exposure, including the use of protective gear and breathing apparatus. Having been apprised of the possible health risks, and having conducted independent inquiries with professionals, the undersigned desires to enter the subject property.

In addition to the above, there may be tripping hazards, odors and/or ceiling leaks.

The undersigned, having read this Disclaimer and Release, in consideration of being granted access to the subject property hereby agrees to release and hold harmless seller, its agents, employees, contractors and representatives from and against any claims, damages, losses, costs or expenses of any kind, financial or otherwise, sustained or arising from the undersigned's entry onto and physical inspection of the subject property.

All persons entering the subject property, including agents, must sign legibly.

_____	_____	_____
Date	Signature	Print Name
_____	_____	_____
Date	Signature	Print Name
_____	_____	_____
Date	Signature	Print Name