Property Address _____

Hazardous Materials Disclosure

Various materials utilized in the construction of any improvements to property may contain materials that have been or may in the future be determined to be toxic, hazardous or undesirable and may need to be specially handled and/or removed from the property. For example, some electrical transformers and other electrical components can contain PSBs, and asbestos has been used in a wide variety of building components such as fire-proofing, air duct installation, acoustical materials, linoleum, floor tiles and plaster. Due to current or prior uses, the property or improvements may contain materials such as metals, minerals, chemicals, hydrocarbons, biological or radioactive materials or undesirable substances. Such substances may be in above or below ground containers on the property or may be present on or in soils, water, building components or other portions of the property in areas that may not be accessible or noticeable.

Current and future federal, state and local laws and regulations may require the clean up of such toxic, hazardous or undesirable materials at the expense of those persons who in the past, present or future have had any interest in property including, but not limited to current, past and future owners of the property. Sellers and Buyers are advised to consult with independent legal counsel of their choice to determine the potential liability with respect to toxic, hazardous or undesirable materials. Sellers and buyers should also consult with such legal counsel to determine what provisions regarding toxic, hazardous or undesirable materials they may wish to include in purchase and sale agreements, leases, options and other legal documentation related to transactions they contemplate entering into with respect to the property.

The real estate salesperson and brokers in this transaction have no expertise with respect to toxic wastes, hazardous materials or undesirable substances. Proper inspections of the property by qualified experts are an absolute necessity to determine whether or not there are any current or potential toxic wastes, hazardous materials or undesirable substances in or on the property. The real estate sales person and brokers in this transaction have not made, nor will make, any representations, either expressed or implied regarding existence or non-existence of toxic wastes, hazardous materials or undesirable substances, which can be extremely costly to correct. It is the responsibility of Sellers and Buyers to retain qualified experts to deal with the detection and correction of such matters.

Initial in the appropriate box. Seller(s) are

Not Aware ☐ ☐ or **Aware** ☐ ☐ of any hazardous materials on the property

I/we sign this disclosure with the understanding that if I/we have any questions or concerns with regards to aforementioned information, I/we should consult the professional of my/our choice. Fidelity Realty and its agents strongly recommend that potential purchasers satisfy concerns with the aid of a professional. I/we hereby release Fidelity Realty, its agents and broker from any liability regarding this disclosure and its contents.

_____ _____
Seller Date Seller Date

_____ _____
Buyer Date Buyer Date