

*Licensee's Advisory & Disclaimer: Mold*

Seller and Buyer acknowledge that Alaska has a climate conducive to the growth of mold and mildew. There are many types of mold. Inhabitable properties are not, and cannot be, constructed to exclude mold. According to the Centers for Disease Control and Prevention, certain strains of mold may cause damage to property and may adversely affect the health of susceptible persons, including allergic reactions that may include skin, eye, nose, and throat irritation. Certain strains of mold may cause infections, particularly in individuals with suppressed immune systems. Some experts contend that certain strains of mold may cause serious and even life-threatening diseases. However, experts do not agree about the nature and extent of the health problems caused by mold or about the level of mold exposure that may cause health problems.

Berkshire Hathaway Home Services Alaska Realty and its licensee(s) named below cannot and do not represent or warrant the absence of mold. It is the seller's obligation to address known or suspected mold presence in the State of Alaska Residential Real Property Transfer Disclosure Statement. Buyer is independently responsible for determining whether any mold is present at the premises. To do so, the buyer should hire a qualified inspector and make any contract to purchase contingent upon the results of that inspection.

Berkshire Hathaway Home Services Alaska Realty and its licensee(s) named below who provide this Mold Advisory, or who provide for the disclosure of any prior testing and any subsequent mitigation or treatment for mold, are not liable in any action based on the presence of, or propensity for, mold in a building that is subject to any contract to purchase.

_____	_____
Buyer	Date
_____	_____
Buyer	Date
<i>Murray Gregg</i>	<i>3-27-26</i>
Seller	Date
_____	_____
Seller	Date
<i>Dana Pelani</i>	<i>3/27/26</i>
Licensee	Date
_____	_____
Licensee	Date