



PACKET: DISCLOSURES / WAIVERS

Seller(s) and Buyer(s) herein acknowledge that the agreement to sell / purchase the mobile / manufactured home located at 4465 BOCA WAY #129 RENO NEVADA 89502 is, in fact, a contract between the Seller(s) and the Buyer(s), and is not between either of those parties and the Dealer, White Knight Manufactured and Mobile Home Sales.

Printed name(s) of Seller(s): BEVERLY J KEES

Do you currently occupy or have you ever occupied this property: YES / NO

A Seller's agent shall not and cannot complete the disclosure form on behalf of the Seller(s)

Printed name(s) of Buyer(s): _____

LEAD BASED PAINT DISCLOSURE

Seller(s) Disclosure:

To the best of Seller(s) knowledge:

The property _____ (has) ☒ (does not have) presence of lead-based paint and/or lead based paint hazards.

If you have answered "has" to the above statement, please explain:

Seller understands that it is their responsibility to ensure compliance and that they are obligated by law to disclose any information or knowledge they may have regarding lead based paint and/or lead-based paint hazards.

Seller(s) initials: Bj

Buyer(s) initials: _____

Buyer(s) section:

Notification: Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, various other disabilities, behavioral problems, impaired memory and reduced intelligence quotient. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential property is required to provide the Buyer with any information on lead-based paint hazards.

Dealer's recommendation: A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Buyer(s) Responsibility to Inspect -- Buyer hereby assumes responsibility to conduct whatever inspections Buyer deems necessary to determine whether or not mold contaminants are present in the property.

MOLD DISCLOSURE

Seller(s) Disclosure:

To the best of Seller(s) knowledge:

The property ✓ (has) ~~✗~~ (has not) had water damage.

The property (does) ✓ (does not) have the presence of Mold / mold-like contaminants.

If you have answered "has" or "does" to either of the above questions, please explain:

Due to bad weather, we had the roof
replaced.

Seller understands that it is their responsibility to ensure compliance and that they are obligated by law to disclose any information or knowledge they may have regarding mold or mold-like contaminants.

Seller(s) initials: *BB*

Buyer(s) initials:

Buyer(s) section:

Notification: Mold contaminants may exist in the property, of which the Seller(s), Dealer(s) or Licensee(s) is/are unaware. 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, potted plants, or where there has been flooding. These conditions may be identified with a typical home inspection.

Dealer's recommendation: Dealer recommends that Buyer obtain a home inspection to better determine the condition of the property, since neither the Dealer nor the Dealer's Licensee(s) are experts in the field of mold contaminants. In the event suspect mold contamination is discovered, it is recommended that our clients satisfy themselves as to property condition by having a mold inspection performed. The cost and quality of such inspections may vary. Companies able to perform appropriate inspections may be found in the Yellow Pages or on the World Wide Web under: "Microbial or Mold Inspections" or "Environmental and Ecological Services". **The only way to determine if a mold-like substance is truly mold, or is present, is through sample collecting and analytical testing.**

Buyer(s) Responsibility to Inspect: Buyer hereby assumes responsibility to conduct whatever inspections Buyer deems necessary to determine whether or not mold contaminants are present in the property.

Release of Liability: Buyer agrees to rely solely on inspections conducted by Buyer and professionals retained by Buyer. Buyer hereby releases and discharges all licensees and dealers involved in this transaction from any liability in conjunction with any lead-based paint hazards, mold contaminants, or any other findings regarding this property. Furthermore, except for any misrepresentation by Seller in this document, Buyer hereby releases and discharges Seller from any liability in conjunction with the manufactured home and holds harmless all Licensees and Dealers involved in this transaction, and ***will defend and indemnify these parties regarding any future findings of lead-based paint hazards, mold contaminants, or any other findings in or around the property.***

Buyer(s) initials:

HOME INSPECTION

Dealer's Recommendation to Buyer(s): White Knight has not performed an inspection on this home and takes no responsibility for its past or current condition. Therefore, it is highly recommended that Buyer(s) pay to have their "own" inspection done by a certified and licensed mobile / manufactured home inspector, in order to protect their investment. As well, a home inspection is also one of the ways to learn about the condition of any home that you may be considering purchasing. **Keep in mind, a Home Inspection is a visual inspection only.**

Buyer(s) acknowledge that they have been advised to obtain a home inspection by qualified personnel, to insure that all essential systems* in the mobile / manufactured home are in good working order.

*Essential systems include, but are not limited to: the heating system, air conditioning system, electrical system, plumbing system, and drainage system.

Release of Liability: Buyer hereby releases and discharges the Dealer and Dealer's licensees involved in this transaction from any liability in conjunction with the purchase of the above stated home. Further, Buyer agrees to hold Dealer and Dealer's licensees harmless, regarding the following situations:

- In the event of any findings or lack of findings done by any qualified inspector;
- In the event that Buyer decides not to have an inspection;
- In the event that Buyer relies on any mobile home PARK inspection;
- In the event of any discoveries that may or may not be found at later time.

Whether or not all required repairs must be completed by the Seller prior to the sale of the home, is between park management and the seller.

Some mobile home parks require home inspections of any home being sold, while some parks perform only exterior inspections on the home and lot, while other parks may have no inspection requirements. As well, some parks stipulate that the Seller be responsible for any maintenance or repairs resulting from an inspection (and before a sale is finalized), while other parks will leave the matter of who is responsible up to negotiations between the Seller and Buyer.

In any event, White Knight is not required to inspect for repairs, nor to determine whether such repairs were done up to code or to state requirements.

Buyer(s) initials: _____

Sellers responsibility regarding a home inspection: Home inspectors will not unwrap or uncover a Hot Water Heater if it is covered by a Hot Water heater blanket or cover. Therefore, this is preventing the unit from being inspected. It is the SELLER's responsibility to have the cover removed prior to the scheduled home inspection. If the SELLER fails to do so this will result in a re-inspection at the SELLER's expense.

Seller(s) initials: Bjh _____

DEALER'S AND DEALER'S LICENSEE DISCLOSURE

Dealer's Recommendation to Buyer(s): White Knight has "NOT" performed an inspection on this home and takes no responsibility for its past or current condition. Therefore, it is highly recommended that Buyer(s) pay to have their "own" inspection done by a certified and licensed mobile / manufactured home inspector, in order to protect their investment and/or if they have any concerns regarding the condition of the home.

White Knight's Sales Staff are not experts, licensed or trained in the field of repairing manufactured and mobile homes, general serviceman, inspectors, mold experts or claim to be any other type of expert in regards to the physical condition of the home and what problems the home may have had in the past or could have currently.

White Knight **DOES NOT** and **CANNOT** endorse or recommend any home inspectors or licensed professionals. We recommend that you choose a company that you feel confident hiring. We recommend that you do your research and visit The Yellow Book, Internet, various websites and/or sites like Angie's list before you choose the best company for you. (White Knight recommends that all Repairs and Inspections are completed by a licensed and bonded company).

White Knight Licensees and or Dealer have noticed and are disclosing the following items, if any; which may or may not be a concern to the buyer: (Attach additional pages if needed).

Dishwasher was never used.

Swamp cooler is not working

This statement is a disclosure of the condition and information concerning the property known by the Seller(s) which materially affects the value of the property. Please disclose any existing problems and/or defects and/or any past issues that you may have had, regardless if they have already been fixed or not. Approximate dates or timelines are beneficial to all parties.

(Attach additional pages if needed).

Seller(s) initials: BJK

Buyer(s) initials: _____

HOLD HARMLESS

Hold Harmless Clause: White Knight Sales department and its licensees, accepts no responsibility for repairs, renovations, replacements, maintenance work or inspections performed to or upon the property, regardless of whether or not the general serviceman/inspector/vendor was hired by Seller or Buyer at the suggestion of the Licensee or any other representative of White Knight (the dealer). Seller and Buyer agree that the dealer is held harmless from any loss or liability which Seller/Buyer may incur as a result of any action of the general serviceman/inspector/vendor on or about the property, or the failure of the general serviceman; inspector; vendor to perform the repairs, renovations, replacements, maintenance work or inspections in a good and workmanlike fashion.

Buyer/Seller are encouraged to consult with professionals of their own choosing regarding the satisfactory completion of any repairs, renovations, replacements, maintenance work or inspections to or upon the property

Seller(s) initials: Bjk

Buyer(s) initials: _____

Professional and Legal Advice: Seller and Buyer (clients) execute these Disclosures / Waivers with the understanding that they should consult with a professional of their choice regarding any questions or concerns before its execution. These clients acknowledge that this waiver does not attempt to offer legal advice. If client(s) feel the need for legal advice, they should consult an attorney of their choice prior to execution of this document and/or prior to the completion of the sale and close of escrow of the home stated in this contract.

Seller(s) initials: Bjk

Buyer(s) initials: _____

The above information provided in this disclosure form is true and correct to the best of Seller's knowledge as of the date set forth on this contract. **SELLER HAS DUTY TO DISCLOSE TO THE BUYER AS NEW DEFECTS ARE DISCOVERED AND/OR KNOWN DEFECTS BECOME WORSE.**

Seller: Beverly J. Keen Date: 9/01/22
Seller: _____ Date: _____

BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY AND ITS ENVIRONMENTAL STATUS,

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Licensee: [Signature]

Date: 9/01/22

Dealer: _____

Date: _____