HAZARDOUS PROPERTY ACCESS & LIABILITY RELEASE

Madison, Wisconsin Condominium | Mold and Lead-Paint Showing Acknowledgment

Property address: _____ **Unit:** _____

Showing date: _____ **Listing brokerage:** _____

IMPORTANT HEALTH & SAFETY WARNING

The property is reported to contain **significant mold contamination** and **lead-based paint / lead-paint hazards**. Mold may be present in visible and concealed areas, and air quality has not been established as safe. Exposure may cause allergic, respiratory, or other adverse health effects. Deteriorated or disturbed lead-containing paint and dust may cause serious health effects, especially in children and pregnant persons. Other unsafe conditions may be present. **Do not enter if you cannot accept these risks.**

Visitor acknowledgment and voluntary entry

By signing below, I acknowledge that: (1) I received this warning before entry; (2) I understand the nature of the disclosed hazards and the potential for unknown conditions; (3) I choose voluntarily to enter for a limited visual showing; (4) I may decline entry or leave at any time; and (5) I am responsible for my own decision concerning appropriate protective measures. No representation is made that entry is safe or that any respirator or other equipment eliminates risk.

Showing conditions

No children or other non-signing guests are permitted. Do not touch or disturb suspect materials, move debris, scrape paint, open enclosed cavities, operate equipment, or conduct sampling or invasive inspections without separate written authorization. Follow any posted restrictions or instructions; leave immediately if conditions appear unsafe. The listing brokerage or owner may deny access or stop a showing.

LIMITED RELEASE OF LIABILITY FOR ORDINARY NEGLIGENCE

To the extent permitted by Wisconsin law, I release the property owner/seller and the listing brokerage and its agents from claims for bodily injury arising from my voluntary entry and exposure to the mold and lead-paint hazards specifically disclosed above, including claims alleging their ordinary negligence relating to those disclosed exposure risks. This release does not apply to gross negligence, reckless or intentional misconduct, fraudulent concealment, material misrepresentation, or any liability that cannot legally be waived. It is not a waiver of statutory real estate or lead disclosure obligations, nor a release for unrelated property hazards.

Separate signatures required for each entrant

I have read this entire document, understand that it affects legal rights, and voluntarily sign it before entering the property.

Visitor name (print): _____ **Role:** Buyer / Agent / Other

Visitor signature: _____ **Date/time:** _____

Additional visitor name (print): _____ **Role:** Buyer / Agent / Other

Additional visitor signature: _____ **Date/time:** _____

Broker/attorney review required before use. This is a proposed risk acknowledgment and limited release, not a standardized Wisconsin REALTORS® Association form or a guarantee of enforceability. Disclosures and required lead-based-paint documentation must be provided separately as applicable.