

SEPTIC SYSTEM DISCLOSURE AND ACKNOWLEDGMENT



1 This Septic System Disclosure and Acknowledgment informs the undersigned Buyer(s) that the property located at:
2 7159 Lake Creek Rd. Troy MT 59935
3 _____ (the "Property")
4 utilizes an onsite wastewater treatment and disposal system (hereafter a "System") as opposed to a community or
5 municipality sewer system.

6
7 Numerous households use Systems rather than community or municipality sewer systems to receive, treat and
8 dispose of effluent. These Systems protect human health and the environment by safely recycling wastewater back
9 into the natural environment when properly designed, installed, operated, and maintained. Homeowners are
10 responsible for the system's operation and maintenance.

11
12 Generally, Systems are designed and permitted based upon the number of bedrooms (which as defined includes an
13 unfinished basement) existing in a residential structure, among other factors. If a System fails, or the governing
14 agency becomes aware that a System is not in compliance with state and/or local regulations, the System may be
15 required to be updated or replaced in order to meet current regulations. County regulations can vary as to when a
16 non-compliant or undersized System must be upgraded. Some examples may be when a System fails, when the
17 owner performs an extensive renovation or addition to the residential structure, or when the county becomes aware a
18 System may be undersized or otherwise non-compliant.

19
20 Buyer(s) acknowledges that a number of issues, including but not limited to improper design, installation, sizing,
21 overuse, and improper maintenance Systems can cause the System to fail and that Seller is not liable for any failure
22 of the System after closing. Buyer(s) is aware that the brokerage firms, brokers and salespersons involved in the
23 transaction concerning the Property have not conducted an expert inspection or analysis of the System and make no
24 representations to Buyer(s) as to the condition of System, do not assure that the System will operate properly, or that
25 the System is in compliance with state and/or local regulations or any permit issued for the System.

26
27
28
29
30 _____
31 Buyer's Signature Date

32
33 _____
34 Buyer's Signature Date

NOTE: Unless otherwise expressly stated the term "days" means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holidays.