

**JOINT APPROVED FORM, WINNEBAGO COUNTY BAR ASSOCIATION "WCBA"
AND ROCKFORD AREA ASSOCIATION OF REALTORS® "RAAR"**

**RADON DISCLOSURE PURSUANT TO ILLINOIS RADON AWARENESS ACT
FOR SALES OF SINGLE-FAMILY & MULTI-FAMILY RESIDENTIAL REAL PROPERTY**

RADON WARNING STATEMENT

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling showing elevated levels of radon in the seller's possession.

The Illinois Emergency Management Agency (IEMA) strongly recommends ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and mitigated if elevated levels are found. Elevated radon concentrations can easily be reduced by a qualified, licensed radon mitigator.

SELLER's DISCLOSURE (*initial each of the following which applies*)

- ___ ___ (a) Presence of elevated radon concentrations within the dwelling (*check one below*):
- Elevated radon concentrations (above EPA or IEMA recommended Radon Action Level) are known to be present within the dwelling. (*Explain*)

 - Seller either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon concentrations have been mitigated or remediated.
- ___ ___ (b) Records and Reports available to the seller (*check one below*):
- Seller has provided the buyer with the most current available records and reports pertaining elevated radon concentrations within the dwelling (*list documents below*):

 - Seller has no reports or records pertaining to elevated radon concentrations within the dwelling.

BUYER's ACKNOWLEDGMENT (*initial each of the following which applies*)

- ___ ___ (c) Buyer has received copies of all information listed above.
- ___ ___ (d) Buyer has received the IEMA approved Radon Disclosure Pamphlet.
- ___ ___ (e) Buyer has (*check one below*):
- Received this Radon Disclosure prior to making an offer to purchase the residential real property; or
 - Received this Radon Disclosure subsequent to making an offer and has had an opportunity to review the information and amend the offer.

BROKER'S ACKNOWLEDGMENT (*initial*)

- _____ (f) Broker has informed Seller of Seller's obligations under Illinois law.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and each party certifies to the best of his or her knowledge, that the information he or she provided is true and accurate.

SELLER _____	DATE _____	BUYER _____	DATE _____
SELLER _____	DATE _____	BUYER _____	DATE _____
BROKER _____	DATE _____	BROKER _____	DATE _____

PROPERTY ADDRESS: _____