



SEPTIC SYSTEM DISCLOSURE
AND ACKNOWLEDGMENT



1 This Septic System Disclosure and Acknowledgment informs the undersigned Buyer(s) that the property located at:
2 **10049 US Hwy 2, 665 Coram Stage Rd, 669 Coram Stage Rd, 685 Coram Stage Rd, 695 Coram Stage Rd, Coram, MT 59913**
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 dispose
8 of effluent. These Systems protect human health and the environment by safely recycling wastewater back into the
9 natural environment when properly designed, installed, operated, and maintained. Homeowners are responsible for the
10 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 agency
14 becomes aware that a System is not in compliance with state and/or local regulations, the System may be required to be
15 updated or replaced in order to meet current regulations. County regulations can vary as to when a non-compliant or
16 undersized System must be upgraded. Some examples may be when a System fails, when the owner performs an
17 extensive renovation or addition to the residential structure, or when the county becomes aware a System may be
18 undersized or otherwise non-compliant.
19

20 Buyer(s) acknowledges that a number of issues, including but not limited to improper design, installation, sizing, overuse,
21 and improper maintenance Systems can cause the System to fail and that Seller is not liable for any failure of the System
22 after closing. Buyer(s) is aware that the brokerage firms, brokers and salespersons involved in the transaction concerning
23 the Property have not conducted an expert inspection or analysis of the System and make no representations to Buyer(s)
24 as to the condition of System, do not assure that the System will operate properly, or that the System is in compliance
25 with state and/or local regulations or any permit issued for the System.
26
27
28
29

30 Buyer's Signature _____ Date _____

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.