



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

ASSISTANT SECRETARY FOR HOUSING-
FEDERAL HOUSING COMMISSIONER

Special Attention of:

All Homeownership Center Directors
All Real Estate Owned Division Directors
All Process & Underwriting Directors
All Quality Assurance Directors
All Real Estate Owned Branch Chiefs
All Management and Marketing Contractors

Notice: H 2004 - 08

Issued: May 28, 2004
Expires: May 31, 2005

Cross References:

SUBJECT: Radon Gas and Mold Notice and Release Agreement

The purpose of the attached "Radon Gas and Mold Notice Release Agreement" is twofold. First, it provides important information to potential purchasers of HUD-acquired single family properties that radon gas and some molds have the potential to cause serious health problems. Radon gas is a colorless, odorless and radioactive gas that is not evident in the property without testing. Mold is visibly evident, but can also be found in areas that are not readily visible; for example, mold can be found behind barriers such as shower tile where the tile would have to be removed to expose the extent of the mold. Second, by ensuring that potential purchasers of HUD-acquired single family properties have received the cautionary information in the release agreement, the potential liability to the Department and to HUD's management and marketing (M&M) contractors is mitigated.

The Department is requiring that the attached agreement be included with all sales contracts to ensure that all purchasers are aware that radon gas and mold may cause health problems. This agreement becomes effective for all sales contracts accepted 30 days from the date of this Notice.

If you have any questions regarding this Notice, please contact Wanda Sampedro, Director, Asset Management and Disposition Division, at (202) 708-1672.

John C. Weicher
Assistant Secretary for Housing –
Federal Housing Commissioner

Attachment