

**MONTANA ASSOCIATION OF REALTORS®
PROPERTY DISCLOSURE STATEMENT (COMMERCIAL)**



1 Date: October 8, 2025

3 Property: 202 W MAIN STREET, WHITE SULPHUR SPRINGS, MT 59645

4 Seller(s): GENE GUDMUNDSON ANDRELUZ B. GUDMUNDSON

5 Seller Agent: KAITLYN LYDERS

7 Concerning adverse material facts, Montana law provides that a seller agent is obligated to:

- 9 • disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are known
10 to the seller agent, except that the seller agent is not required to inspect the property or verify any statements
11 made by the seller; and
- 12 • disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of
13 information regarding adverse material facts that concern the property.

15 The Seller Agent identified above is providing the attached Owner's Property Disclosure Statement (Commercial) that
16 has been completed and signed by the Seller(s), if one has been made available to the Seller Agent by the Seller(s).
17 Regardless of whether Seller(s) has/have provided Seller Agent with an Owner's Property Disclosure Statement
18 (Commercial), **except as set forth below**, the Seller Agent has no personal knowledge:

- 19 (i) about adverse material facts that concern the Property or
- 20 (ii) regarding the veracity (accuracy) of any information regarding adverse material facts that concern
21 the Property

29 Information regarding adverse material facts that concern the Property and that are known to the Seller Agent, if any,
30 is set forth above. However, the Seller Agent is not required to inspect the Property or verify any statements made by
31 the Seller(s). Buyer(s) is/are therefore encouraged to obtain professional advice, inspections or both of the Property
32 and to provide for appropriate provisions in a Buy-Sell Agreement between the Buyer(s) and Seller(s) with respect to
33 any advice, inspections or defects.

35 Seller Agent Signature: Kaitlyn Lyders

KAITLYN LYDERS

37 Dated: 10-8-25

39 Buyer and Buyer Agent acknowledge receipt of this Property Disclosure Statement (Commercial).

41 Buyer Agent: _____

43 Buyer Agent Signature: _____

45 Dated: _____

47 Buyer Signature: _____

49 Dated: _____

© 2024 Montana Association of REALTORS®

Property Disclosure Statement (Commercial), April 2024

OWNER'S PROPERTY DISCLOSURE STATEMENT (COMMERCIAL)
MONTANA ASSOCIATION OF REALTORS® STANDARD FORM



1 Date: October 8, 2025

2
3 The undersigned Owner is the owner of certain real property located at 202 W MAIN STREET
4 _____, in the City of WHITE SULPHUR SPRINGS,
5 County of MEAGHER, Montana, which real property is legally described as:
6 S18, T09 N, R07 E, C.Q.S. 99203, WSS SPRINGS SQUARE ADD, WSS ORIGINAL TOWNSITE AMEND,
7 S13, T09 N, R06 E, BLOCK 15, LOT 1-2 & 7-8
8
9 CMG ABG

10 (hereafter the "Property"). Owner executes this Disclosure Statement to disclose to prospective buyers all adverse
11 material facts which concern the Property. Montana law defines an adverse material fact as a fact that should be
12 recognized as being of enough significance as to affect a person's decision to enter into a contract to buy or sell real
13 property and may be a fact that materially affects the value of the Property, that affects the structural integrity of the
14 Property, or that presents a documented health risk to occupants of the Property.

15
16 **OWNER'S DISCLOSURE**

- 17
18 ☐ Owner has never occupied the Property.
19 ☐ Owner has not occupied the Property since _____ (date).

20
21 The Owner declares that the Owner has prepared this Disclosure Statement and any attachments thereto based on
22 any adverse material facts known to the Owner. Owner hereby authorizes providing a copy of this Statement to any
23 person or entity in connection with any actual or anticipated sale of the Property. Owner further agrees to indemnify and
24 hold any and all real estate agents involved, directly or indirectly, in the purchase and sale of the Property, harmless
25 from all claims for damages based upon the disclosures made in this Disclosure Statement along with the failure of the
26 Owner to disclose any adverse material facts known to the Owner.

27
28 This information is a disclosure by the Owner of known adverse material facts concerning the Property as of the above
29 date. **It is not a warranty or representation of any kind by the Owner and it is not a contract between Owner and**
30 **buyer. This disclosure statement is not a substitute for any inspections the buyer may wish to obtain.**

31
32 Please describe any adverse material facts concerning the items listed, or other components, fixtures or matters.

33
34 1. APPLIANCES: (Refrigerators, Microwave, Range, Dishwasher, Garbage Disposal, Oven, Trash Compactor,
35 Freezer, Washer, Dryer)
36 NONE

37
38
39 2. COMPONENTS and BUILT-IN SYSTEMS: (Water Softener, Water Conditioners, Exhaust Fans, Water Heater,
40 Washer/Dryer Hookups, Ceiling Fan, Intercoms, Remote Controls, T.V. Antenna, Satellite Dish, Central sound
41 systems, Wiring for phone, cable and internet, Security Alarms, Fire Alarms, Smoke Detectors, Garage Door
42 Openers, and Security Gates)
43 NONE

44

Buyer's or Lessee's Initials

© 2024 Montana Association of REALTORS®
Owner's Property Disclosure Statement (Commercial), April 2024

Page 1 of 6

CMG ABG
Owner's Initials

- 45 3. ELECTRICAL SYSTEM/UTILITY CONNECTIONS: (Wiring, Outlets, Switches, Services, Shorts, Alterations, and
46 Overloads, or known information concerning utility connections)
47 NONE
48
49
- 50 4. PLUMBING: (including Pipes, Drains, Faucets, Fixtures, Sump Pumps and Toilets)
51 a. Faucets, fixtures, etc.
52 NONE
53
54
55 b. Private Septic Systems (Adherence to Health Codes, Clogging, Backing Up, Drain Field, Septic Tanks, Holding
56 Tanks, Grease Traps, Oil/Water Separators and Cesspools)
57 NONE
58
59
60 c. Septic Systems permit in compliance with existing use of Property
61 NONE
62
63
64 Date Septic System was last pumped? N/A
65
66 d. Public Sewer Systems (Clogging and Backing Up)
67 NONE
68
69
- 70 5. HEATING, VENTILATION AND AIR-CONDITIONING SYSTEMS: (Central Heating including furnaces, Central Air
71 Conditioning including compressors, Heat pumps, Electric heating systems, Solar systems, Gas Leaks,
72 Thermostats, Wall/Window AC, Evaporator Coolers, Humidifiers, Propane tanks)
73 NONE
74
75
- 76 6. ADDITIONAL HEAT SOURCES: (Gas, Pellet, Wood Stoves or Fireplaces) (Compliance with Air Quality Laws,
77 Chimney Cleanliness, Chimney Fires and Adherence to Codes in Installation)
78 NONE
79
80
- 81 7. INSULATION: (Walls, Ceiling, Utility Bills, Vapor Barrier and Formaldehyde or Asbestos Insulation)
82 NONE
83
84
- 85 8. OTHER BASIC COMPONENTS: (Interior Walls, Ceilings, Floors, Exterior Walls, Windows, Doors, Window
86 Screens, Slabs, Driveways, Sidewalks, Fences)
87 NONE
88
89
90
91
92
- 93
94 9. BASEMENT: (Leakage, Flooding, Moisture or Evidence of Water, and Fuel Tanks)
95 NONE
96
97
- 98 10. FOUNDATION: (Depth, Footings, Reinforcement, and Cracking)
99 NONE
100

Buyer's or Lessee's Initials

© 2024 Montana Association of REALTORS®
Owner's Property Disclosure Statement (Commercial), April 2024
Page 2 of 6

GNG, ABG
Owner's Initials

- 101 11. ROOF: (Rain Gutters, Leakage, Deterioration, Ice build ups and Structural Condition)
102 NONE
103
104
105
106
- 107 12. WATER: (Well Production, Water Quality and Quantity, Water Rights and Abandoned Wells)
108 NONE
109
110
- 111 a. Private well
112 NONE
113
114
- 115 b. Public or community water systems
116 NONE
117
118
- 119 13. ANCILLARY BUILDINGS: (Window Screens, Underground Sprinklers systems and controls, Partially landscaped
120 or un-landscaped yard)
121 NONE
122
123
- 124 14. NUISANCE/HAZARDOUS MATERIALS: Waste dump or disposal or landfill or gravel pit or commercial use in the
125 vicinity of the Property, existing or proposed, which may cause smoke, smell, noise or other nuisance, annoyance
126 or pollution, any hazardous materials or pest infestations located on the Property or in the immediate area.
127 NONE
128
129
- 130 15. ALTERATIONS: (whether any substantial additions or alterations have been made to the Property without any
131 required permit)
132 NONE
133
134
- 135 16. ACCESS/OWNERSHIP: (If the Property is not on a public street note any Driveway Agreements, Private Easements
136 and Legal Disputes Concerning Access; matters affecting legal ownership or title to the Property or the Seller's
137 ability to transfer the Property)
138 NONE
139
140
- 141 17. SOILS: Whether there are any problems with settling, soil, standing water, or drainage on the Property or in the
142 immediate area:
143 NONE
144
145
- 146 18. HAZARD INSURANCE/DAMAGES/CLAIMS (past and present):
147 NONE
148

SAF
Buyer's or Lessee's Initials

© 2024 Montana Association of REALTORS®
Owner's Property Disclosure Statement (Commercial), April 2024
Page 3 of 6

GENG ABG
Owner's Initials

- 149 19. METHAMPHETAMINE: If the Property is inhabitable real property, the Owner represents to the best of Owner's
150 knowledge that the Property ☐ has ☒ has not been used as a clandestine Methamphetamine drug lab and
151 ☐ has ☒ has not been contaminated from smoke from the use of Methamphetamine. If the Property has been
152 used as a clandestine Methamphetamine drug lab or contaminated from smoke from the use of Methamphetamine,
153 Owner agrees to execute the Montana Association of REALTORS® "Methamphetamine Disclosure Notice" and
154 provide any documents or other information that may be required under Montana law concerning the use of the
155 Property as a clandestine Methamphetamine drug lab or the contamination of the Property from smoke from the use
156 of Methamphetamine.
157
- 158 20. RADON: If the Property is inhabitable real property as defined in the Montana Radon Control Act, Owner represents
159 that to the best of Owner's knowledge the Property ☐ has ☒ has not been tested for radon gas and/or radon
160 progeny and the Property ☐ has ☒ has not received mitigation or treatment for the same. If the Property has
161 been tested for radon gas and/or radon progeny, attached are any test results along with any evidence of mitigation
162 or treatment.
163
- 164 21. LEAD-BASED PAINT: If a residential dwelling exists on the Property and was built before the year 1978, Owner
165 ☐ has ☒ has no knowledge of lead-based paint and/or lead-based paint hazards on the Property. If Owner has
166 knowledge of lead-based paint and/or lead-based paint hazards on the Property, attached are all pertinent reports
167 and records concerning that knowledge.
168
- 169 22. MOLD: If the Property is inhabitable real property as defined in the Montana Mold Disclosure Act, the Owner
170 represents to the best of Owner's knowledge that the Property ☐ has ☒ has not been tested for mold and that
171 the Property ☐ has ☒ has not received mitigation or treatment for mold. If the Property has been tested for mold
172 or has received mitigation or treatment for mold, attached are any documents or other information that may be
173 required under Montana law concerning such testing, treatment or mitigation.
174
- 175 23. OTHER TESTING OR TREATMENTS: Has the Property been tested or treated for the presence of fuel or chemical
176 storage tanks, asbestos, or contaminated soil or water:
177
178
179

180 If any of the following items or conditions exist relative to the Property, please check the box and provide
181 details below.

- 182 1. ☐ Asbestos.
183 2. ☐ Noxious weeds.
184 3. ☐ Pests, rodents.
185 4. ☐ Destructive insects such as termites, pine beetles or carpenter ants. (If the Property has been tested or
186 treated, attach documentation.)
187 5. ☐ Common walls, fences and driveways that may have any effect on the Property.
188 6. ☐ Encroachments, easements, or similar matters that may affect your interest in the Property.
189 7. ☐ Building additions, structural modifications, or other alterations or repairs made without necessary permits
190 or association and architectural committee permission.
191 8. ☐ Building additions, structural modifications, or other alterations or repairs not in compliance with building codes.
192 9. ☐ Health department or other governmental licensing, compliance or issues.
193 10. ☐ Landfill (compacted or otherwise) on the Property or any portion thereof.
194 11. ☐ Location in the floodplain, shoreline master plan, wetland or other environmentally sensitive area or work
195 conducted by Seller in or around any natural bodies of water.
196 12. ☐ Settling, slippage, sliding or other soil problems.
197 13. ☐ Flooding, draining, grading problems, or French drains.
198 14. ☐ Major damage to the Property or any of the structures from fire, earthquakes, floods, slides, etc.
199 15. ☐ Waste dump or disposal or landfill or commercial use in the vicinity of the Property which causes smoke,
200 smell, noise or other pollution.
201 16. ☐ Hazardous or Environmental Waste: Underground storage tanks or sump pits.
202 17. ☐ Neighborhood noise problems or other nuisances.
203 18. ☐ Violations of deed restrictions, restrictive covenants or other such obligations.
204 19. ☐ Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc.

Buyer's or Lessee's Initials

© 2024 Montana Association of REALTORS®
Owner's Property Disclosure Statement (Commercial), April 2024

GMC / ABG
Owner's Initials

- 205 20. ☐ Zoning, Historic District or land use change planned or being considered by the city or county.
206 21. ☐ Street or utility improvement planned that may affect or be assessed against the Property.
207 22. ☐ Property Owner's Association obligations (dues, lawsuits, transfer fees, initiation fees, etc.).
208 23. ☐ Proposed increase in the tax assessment value or homeowner's association dues for the Property.
209 24. ☐ "Common area" problems.
210 25. ☐ Tenant problems, defaults or other tenant issues.
211 26. ☐ Notices of abatement or citations against the Property.
212 27. ☐ Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property.
213 28. ☐ Airport affected area.
214 29. ☐ Animal damage.
215 30. ☐ Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases
216 or reservations.
217 31. ☐ Environmental Phase I, II or III and any environmental reports or remediation records or known
218 Environmental conditions
219 32. ☐ Railroad leases affecting the Property
220 33. ☐ Other matters as set forth below including environmental issues, structural system issues, mechanical
221 issues, legal issues, physical issues, or others not listed above of which the Seller has actual knowledge
222 concerning the Property.
223

224 Additional details:

225 _____
226 _____
227 _____
228 _____
229 _____
230 _____
231 _____
232 _____
233 _____
234 _____
235 _____
236 _____
237 _____
238 _____
239 _____
240 _____
241 _____
242 _____
243 _____
244 _____
245 _____
246 _____
247 _____
248 _____
249 _____
250 _____
251 _____
252 _____
253 _____
254 _____
255 _____
256 _____
257 _____
258 _____
259 _____
260 _____

Buyer's or Lessee's Initials

© 2024 Montana Association of REALTORS®
Owner's Property Disclosure Statement (Commercial), April 2024
Page 5 of 6

GMG / ABG
Owner's Initials

261
262
263
264
265
266
267
268
269
270

Owner certifies that the information herein is true, correct and complete to the best of the Owner's knowledge and belief as of the date signed by Owner.

273
274
275
276
277
278
279
280

Gene M Gudmundson

Owner's Signature GENE GUDMUNDSON

10-8-25
Date

Andrea B. Gudmundson

Owner's Signature

10-8-25
Date

ANDREA B. GUDMUNDSON

281
282

BUYER'S/LESSEE'S ACKNOWLEDGEMENT

283
284
285
286

GMG ABG

Subject Property Address: 202 W MAIN STREET, WHITE SULPHUR SPRINGS, MT 59645

S18, T09 N, R07 E, C.O.S. 99203, WSS SPRINGS SQUARE ADD, WSS ORIGINAL TOWNSITE

AMEND S13, T09 N, R06 E, BLOCK 15, LOT 1-2 97-8

287
288
289
290
291

Buyer(s)/Lessee(s) understand that the foregoing disclosure statement sets forth any adverse material facts concerning the Property that are known to the Owner. The disclosure statement does not provide any representations or warranties concerning the Property, nor does the fact this disclosure statement fails to note an adverse material fact concerning a particular feature, fixture or element imply that the same is free of defects.

292
293
294
295
296

Buyer(s)/Lessee(s) is/are encouraged to obtain professional advice, inspections or both of the Property and to provide for appropriate provisions in a contract between buyer(s) and owner(s) with respect to any advice, inspections or defects. Buyer(s) are not relying upon this property disclosure statement for buyer(s)' determination of the overall condition of the Property in lieu of other inspections, reports or advice.

297
298

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

299

300
301

Buyer's/Lessee's Signature

Date

302

303

Buyer's/Lessee'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.