

RADON ASSURANCE PROGRAM: LEVEL 2/GOLD

Dear Realtor®:

The seller of this property has placed a Radon Assurance Program™ (RAP) on this home for the benefit of the ultimate Homebuyer. This program will supplement¹, and in most cases entirely cover, any possible remediation costs incurred in the event the property is found to have an unacceptable radon level. An unacceptable level of radon is considered by the U.S. Environmental Protection Agency ("EPA") to be 4.0 pCi/L or above. The program coverage will take effect the day of closing and the protection will remain in effect for twelve (12) months from the closing date.

It is the Homebuyer's prerogative to have the property tested for the presence of radon prior to the purchase of the property, but it is not necessary for them to do so. If they choose not to test prior to the time of purchase, they will have the ability for testing after closing and during the program coverage period. They may test the level of radon by contacting ReloOlogy at rap@reloology.com to obtain an approved alpha-track detector device, or they may hire a state-certified inspector or a NRSB² or NEHA³ listed inspector to accomplish testing at their expense.

In the event the test results from either method reveals the radon level in the property is equal to or greater than the established EPA guidelines, ReloOlogy Inspection Management Services, as the seller's inspection management firm, will determine:

1. The extent of the mitigation required;
2. The most appropriate methodology to be utilized to mitigate the radon to an acceptable level; and
3. Will select an independent radon mitigation company to perform the work to resolve the problem.

Attached to this letter is a flyer providing an overview of our program to prospective Homebuyers of this property. Please print at least one copy of this flyer and place it in a prominent location in the property. In addition to using the flyer, please include the following (or a similar) statement in the MLS listing:

"This property is included in a "Radon Assurance Program" providing radon mitigation assistance for one-year from the date of closing. A radon test prior to closing is not necessary."

Additional program information will be provided in the Homebuyer's closing documents. Should you have any questions or need additional information, please call us at 215-478-6985, e-mail rap@reloology.com, or visit our website at www.reloology.com.

Your assistance is greatly appreciated. We wish you much success in selling this property quickly!

Thank you,

ReloOlogy Inspection Management Services

1. Up to \$5,000.00. Allocation of funds is at the discretion of ReloOlogy only. Personal preference of mitigation system location, type or method is non-negotiable.

System to be installed in accordance with local/national standards.

2. National Radon Safety Board (nrsb.org)

3. National Environmental Health Association (neha.org)

THIS PROPERTY IS COVERED UNDER A RADON ASSURANCE PROGRAM™

The seller of this property is participating in a Radon Assurance Program™ from ReloOlogy Inspection Management Services for the benefit of the ultimate purchaser of this property. **A radon test is NOT NECESSARY prior to closing of the home purchase.**

If this property is tested¹ and found to have an unacceptable level of radon, ReloOlogy will complete the necessary mitigation² to bring the level of radon within the acceptable range as established by the U.S. Environmental Protection Agency³. The warranty program provides a 12-month coverage period (beginning and effective the day of closing).

Please ask your Realtor® or contact ReloOlogy at 215-478-6985 or send an e-mail to rap@reloology.com for additional information regarding this beneficial Radon Assurance Program™

1. During the coverage period, you may test the level of radon by using an approved alpha-track detector (minimum 91 day test), or by hiring a state-certified or a NRSB (nrsb.org) or NEHA (neha.org) listed inspector to accomplish the short-term testing at your expense. The inspector must adhere to U.S. Environmental Protection Agency (EPA) established guidelines for testing radon in residential real estate.

2. Up to \$5,000.00. Allocation of funds is at the discretion of ReloOlogy only. Personal preference of mitigation system location, type or method is non-negotiable. System to be installed in accordance with local/national standards.

3. The EPA has set an action level of 4.0 pCi/L. At or above this level of radon, the EPA recommends corrective measures be taken to reduce radon gas exposure.

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Dear Homebuyer(s):

This property is covered under a Radon Assurance Program™ (RAP) from ReloOlogy Inspection Management Services. This program will supplement¹, and in most cases entirely cover, any possible remediation costs incurred in the event the property is tested and found to have an unacceptable radon level during the program's coverage period. An unacceptable level of radon is considered by the U.S. Environmental Protection Agency ("EPA") to be 4.0 pCi/L or above.

The following criteria applies to this Radon Assurance Program™:

- The program coverage takes effect the day of closing and the protection will remain in effect for twelve (12) months from the closing date;
- The homebuyer may choose to either use an alpha-track device (provided by ReloOlogy) or hire a qualified professional to perform a NRSB² or NEHA³ qualified test which complies with EPA protocols for real estate transactions at their own expense;
- In the event the test results from either method reveals the radon level in the property is equal to or greater than the established EPA 4.0 pCi/L action level, ReloOlogy Inspection Management Services, will determine:
 1. The extent of the mitigation required;
 2. The most appropriate methodology to be utilized to mitigate the radon to an acceptable level; and
 3. ReloOlogy will select an independent radon mitigation company to perform the work to resolve the problem.

The following is the responsibility of the homebuyer:

- It is the responsibility of the homebuyer to utilize an alpha-track testing device or hire a qualified professional to perform any NEHA or NRSB qualified test, which complies with EPA protocols for real estate transactions;
- It is the responsibility of the homebuyer to contact ReloOlogy (rap@reloology.com) to obtain a free alpha-track detector if desired. Testing instructions will be included with the device. Note: test results (4.0 pCi/L or above) provided by any NEHA or NRSB professional should be sent to rap@reloology.com;
- It is the responsibility of the homebuyer to complete the test prior to the expiration of the coverage period;
- It is the responsibility of the homebuyer to contact ReloOlogy to make arrangements for standard radon remediation upon notification of test results at or above the EPA recommended action level of 4.0 pCi/L.

The failure of the homebuyer to either utilize an alpha-track testing device or hire a qualified professional to perform any NEHA or NRSB qualified test within the prescribed 12 month period will eliminate all rights for remediation of radon levels.

Please review and acknowledge the Terms & Conditions in the following page(s).

Thank you,

ReloOlogy Inspection Management Service

1. Up to \$5,000.00. Allocation of funds is at the discretion of ReloOlogy only. Personal preference of mitigation system location, type or method is non-negotiable.

System to be installed in accordance with local/national standards.

2. National Radon Safety Board (nrsb.org)

3. National Environmental Health Association (neha.org)

ALPHA-TRACK DETECTOR DEVICE ORDER FORM

To be completed by the Homebuyer(s):

Purchased Property & Contact Information
Buyer(s) Name:
Buyer(s) Phone Number:
Buyer(s) E-mail Address:
Date of Closing:
Today's Date:
Address of Purchased Property:
City, State, Postal Code of Purchased Property:

☐ Please send the free alpha-track radon testing device.

Device will be sent to the address above. If the device needs to be sent to a different address, please contact ReloOlogy at rap@reloology.com.

☐ Please DO NOT send the free alpha-track radon testing device. I have or will test at my own expense.

A homebuyer may choose to either use the Alpha-Track device or perform, at their own cost, a NRSB or NEHA qualified test which complies with EPA protocols for real estate transactions. Buyers choosing to pay for a pre-closing qualified radon test should sign this form and send it to ReloOlogy along with the qualified radon test report.

☐ Please DO NOT send the free alpha-track radon testing device. I will not be testing for radon.

I (We) understand the responsibilities and conditions regarding ReloOlogy's Radon Assurance Plan™ and hereby agree to release ReloOlogy, and all other parties involved in the property transaction from any and all liabilities for my (our) failing to test for radon levels in the above-listed property.

Homebuyer

Homebuyer

Signature

Signature

Printed Name

Printed Name

Send this completed form to ReloOlogy Inspection Management Services via e-mail to rap@reloology.com. Orders for testing devices will be sent to the address listed above and usually arrives within 7-10 business days.

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TERMS & CONDITIONS

1. This ReloOlogy Radon Assurance Program™ (RAP) is effective on the above -listed property address (Property) on the date of closing and the property has been successfully transferred and/or sold to a new home buyer. This ReloOlogy Radon Assurance Program™ (RAP) shall expire in one year (365 days) from the closing date of such sale. No request for a radon test kit or mitigation services provided under this RAP shall be granted beyond the expiration date.

2. ReloOlogy issued this RAP and will arrange and pay for up to \$5,000 to mitigate airborne radon levels in areas of the home suitable for occupancy and caused by sources of radon in the soil under the home to levels below the United States Environmental Protection Agency (EPA) recommended action level of 4.0 picoCuries per Liter of air (4.0 pCi/L) when testing for radon has been performed in accordance with EPA measurement protocols set forth in the EPA's "A Citizen's Guide To Radon", Second Edition or "Home Buyer's and Seller's Guide to Radon". The measurement of radon must be obtained using an industry-approved (NEHA AARST-NRPP | NRSB) or state-certified radon test device, analyzed by a qualified laboratory.

3. Upon Homebuyer request, ReloOlogy will provide one radon test kit. According to the EPA, a long-term test is the best way to determine exposure to radon during different seasons and under normal living conditions inside a home. The kit will include a single test device, instructions for conducting the test (minimum 91-day test period), and prepaid label to return the test device directly to an independent lab for analysis following deployment. The EPA measurement protocols set forth in the EPA's "A Citizen's Guide To Radon", Second Edition or Home Buyer's independent lab will provide the test results to the Homebuyer. The new homebuyer is responsible for providing ReloOlogy with qualified test results prior to the RAP expiration date.

4. In the event the test average in an area of the home suitable for occupancy equals or exceeds 4.0 pCi/L, ReloOlogy shall, at its expense up to \$5,000, administer the performance of mitigation services to lower the indoor airborne radon levels below 4.0 pCi/L. Mitigation procedures shall commence within 30 days and be completed within 90 days of the Homebuyer providing ReloOlogy with test results confirming elevated radon levels and access to the Property. ReloOlogy and/or its independent radon mitigation contractor(s) will make such modifications to the Property as shall be reasonable and necessary to reduce the indoor airborne radon levels. The mitigation procedures employed by ReloOlogy shall be determined in accordance with current EPA Mitigation Standards or applicable state standards and industry best practices and shall not entail customized preferences that may be cosmetic or aesthetic in nature and not necessary to reduce indoor airborne radon levels, and may or may not require the installation of a basic industry-standard radon reduction system.

5. It is the responsibility of the Homebuyer to perform a radon test under this RAP if the Homebuyer wants to determine radon levels in the home and to make a request for mitigation services in the event the test average in an area of the home suitable for occupancy equals or exceeds 4.0 pCi/L. The Homebuyer shall also be responsible for obtaining any approvals that may be required by a homeowner's association to install a radon reduction system. ReloOlogy shall be under no obligation to administer mitigation services if it has not been: (i) timely provided a copy of test results evidencing radon levels equal to or exceeding 4.0 pCi/L; (ii) furnished evidence of compliance with the conditions set forth in this RAP, and (iii) given the opportunity to test and/or perform mitigation services.

6. It is expressly agreed that the obligations of ReloOlogy under this RAP are solely to provide, upon Homeowner request, one long-term radon test kit and to perform mitigation services, at a cost not to exceed \$5,000, in the event indoor airborne radon levels equal or exceed 4.0 pCi/L in an area of the home suitable for occupancy. Mitigation cost(s) exceeding \$5,000 are not ReloOlogy's responsibility. ReloOlogy makes NO OTHER WARRANTY OR REPRESENTATIONS, EXPRESSED OR IMPLIED, including, but not limited to, health risks associated with indoor airborne radon levels at the Property or the level of safety associated with EPA's recommended action level of 4.0 pCi/L. ReloOlogy shall not be responsible for any injury or damages to person or property of any nature sustained by a RAP Holder or Homebuyer or any other person who may occupy the Property.



12345 SOME PLACE
Carmel, Indiana, 46032
789456

7. This RAP does not apply when the following exists: a) Where previously installed radon mitigation equipment has been turned off, disconnected, altered, or damaged, or needs repair/replacement or service, or where modification of the Property renders the mitigation system ineffective. b) Failure of the Property owner to properly maintain a mitigation system installed under this RAP. c) Elevated indoor airborne radon gas levels are caused by household water sources and building materials such as, but not limited to, granite counter tops, tile floors or other related finishing materials. d) The property has tested high for radon prior to the enrollment date of this RAP. e) The average annual airborne radon gas level outside the home equals or exceeds 4.0 pCi/L.

8. The current RAP Holder or Homebuyer may contact ReloOlogy prior to expiration of this RAP to purchase a renewal RAP at the then current price, terms, and conditions, all of which may be materially different from this RAP.

ACKNOWLEDGMENT: I/We, the buyer and successor owner of the Property from a Service Agreement Holder, have received, read, understand, and accept the Terms and Conditions of this RAP provided to me/us as a part of the purchase of the Property.

Homebuyer(s) Signature: _____

Date: _____

Buyers Initials: _____ / _____