

MOLD LEASE ADDENDUM

This addendum is agreed to and shall be made a part of the lease agreement between

_____ (owner or agent) and _____

_____ (tenant) for the premises located at

_____ (property).

Mold: Mold consists of naturally occurring microscopic organisms which reproduce by spores. Mold breaks down and feeds on organic matter in the environment. The mold spores spread through the air and the combination of excessive moisture and organic matter allows for mold growth. Not all, but certain types and amounts of mold can lead to adverse health effects and/or allergic reactions. Not all mold is readily visible, but when it is, can often be seen in the form of discoloration, ranging from white to orange and from green to brown and black, and often there is a musty odor present. Reducing moisture and proper housekeeping significantly reduces the chance of mold and mold growth.

Climate Control: Tenant(s) agree to use all air-conditioning, if provided, in a reasonable manner, and further agree to use heating systems in moderation and to keep the premises properly ventilated by periodically opening windows to allow circulation of fresh air during dry weather only. Summer thermostat settings should not be set **higher than 78**. Do not leave the fan in the on position on the thermostat during the summer as this will spread the humidity around. Winter thermostat settings should not be **set higher than 72**.

Tenant(s) agree to:

- Notify management within 24 hours of mold, water damage, etc...
- Keep the premises clean and regularly dust
- Wipe down floors if any water spillage
- Vacuum and mop
- Hang shower curtains within bath
- Use hood vents when cooking, cleaning, showering, and dishwashing
- Securely close shower doors, if present, when in use
- Keep closet doors ajar
- Leave bathroom and shower doors open when not in use
- Avoid excessive amounts of indoor plants use
- Use exhaust fans when bathing/showering
- Use dryer if present for wet towels, and leave on for a sufficient amount of time
- Use household cleaners on any hard surfaces time to remove moisture
- Remove any moldy or rotting food
- Use ceiling fans if present
- Remove garbage regularly
- Water all indoor plants outdoors
- Wipe down any and all visible moisture
- Wipe down bathroom walls and fixtures

- Inspect for leaks under sink after showering
- Check all washer hoses if applicable
- Wipe down any vanities/sink tops
- Regularly empty dehumidifier if used
- Avoid air drying dishes
- Keep property free of excessive furniture to
- Do not dry clothes by hang drying indoors
- Allow proper ventilation

Reporting requirements:

- Tenant(s) agree to report in:
- Visible or suspected mold
- Moldy clothing, refrigerator and a/c drip
- All a/c or heating problems or pan overflows
- Leaks, moisture accumulations, major spillage
- Moisture dripping from or around any vents
- Plant watering overflows
- A/C condenser lines
- Musty odors, shower/bath/sink/toilet overflows
- Loose, missing or failing grout or caulk
- Leaky faucets, plumbing, pet urine accidents around tubs, showers, sinks, faucets
- Discoloration of walls, baseboards, doors, countertops and clothes dryer vent leaks, window frames and ceilings
- Any and all moisture

Small areas of Mold: If mold has occurred on a small non-porous surface such as ceramic tile, Formica, vinyl flooring, metal, or plastic and the mold is not due to an ongoing leak or moisture problem. Tenant agrees to clean the areas with soap (or detergent) and small amounts of water, let the surface dry, and then within 24 hours apply a non staining cleaner such as Lysol Disinfectant®, Pine-Sol Disinfectant®, Tilex Mildew Remover® or Clorox Cleanup®.

Termination of Tenancy: Owner or agent reserves the right to terminate a tenancy and Tenant(s) agree to vacate the premises in the event owner or agent in its sole judgment feels that either there is mold or mildew present in the dwelling unit which may pose a safety or health hazard to Tenant(s) or other persons and/or Tenant(s)' actions or inactions are causing a condition which is conducive to mold growth. However, this section is subject to those requirements and resident rights listed in the RAD Lease Rider, where applicable.

Inspections: Tenant(s) agree that owner or agent may conduct inspections of the unit at any time with reasonable notice. Tenant(s) are required to also inspect their apartments on a regular basis. Tenant(s) are to notify management within 24 hours of visually identifying any signs of mold activity.

Violation of Addendum: If Tenant(s) fail to comply with this addendum, Tenant(s) can be held responsible for property damage to the dwelling and any health problems that may result. Noncompliance includes but is not limited to Tenant(s)' failure to notify owner or agent of any mold, mildew or moisture problems immediately in writing. Violation shall be deemed a material violation under the terms of the lease, and owner or agent shall be entitled to exercise all rights and remedies it



possesses against Tenant(s) at law or in equity and Tenant(s) shall be liable to owner for damages sustained to the leased premises. Tenant(s) shall hold owner and agent harmless or damage or injury to person or property as a result of Tenant(s) failure to comply with the terms of this addendum.

Parties: This addendum is between the Tenant and owner and or agent managing the premises. This addendum is in addition to and made part of the lease agreement and in the event there is any conflict between the lease and this addendum, the provisions of this addendum shall govern.

TENANT(S):

Head of Household

Date

Signature

Date

Signature

Date

Signature

Date

OWNER/AGENT:

Owner/Agent Signature

Date