

Mold Addendum

Mold is found virtually everywhere in our environment- both indoors and outdoors and in both new and old structures. Mold is a naturally occurring microscopic organism. We have all lived with mold spores all our lives. Mold breaks down organic matter in our environment and can be transported by shoes, clothing, and other material. If excessive moisture becomes present, mold can grow. It is undetermined what constitutes a sufficient accumulation of mold which can lead to adverse side effects. Precautions regarding mold need to be taken.

Tenant(s) hereby agrees to the following condition of tenancy:

- 1) **MOISTURE ACCUMULATION:** Tenant(s) shall remove visible moisture accumulation in or on the Leased Premises, including windows, walls, ceilings, floors and all other surfaces as soon as reasonably possible after occurrence. Tenant(s) agrees to use exhaust fans (where applicable) when cooking with open pots and in the bathroom before, during and after showering. Tenant(s) agrees to keep climate and moisture in the Leased Premises at reasonable levels.
- 2) **APARTMENT CLEANLINESS:** Tenant(s) agrees to keep the residence clean, particularly in the kitchen, bathrooms, carpets and floors, including vacuuming regularly, mopping floors and using household cleaner on hard surfaces.. It is important to remove dirt and debris that can harbor mold.
- 3) **NOTIFICATION OF MANAGEMENT:** In order to remedy or repair the situation as necessary, promptly notify the Landlord in writing if any of the following shall occur:
 - a) A water leak, excessive moisture or standing water on the Leased Premises.
 - b) A water leak, excessive moisture of standing water in a common area including Lessee's storage area.
 - c) Mold growth in or on the Leased Premises that persists after Tenant(s) has (have) attempted several times to remove with household cleaners (Lysol, Pine-Sol, Tilex Mildew Remover, Clorox Cleanup or a combination of bleach and water).
 - d) Any air conditioning, heating or ventilation system problems you may discover.
- 4) **AVOIDING MOLD GROWTH:** In order to avoid mold growth, it is important to avoid excessive moisture build-up in your residence. Prolonged moisture can result from various sources, such as:
 - a) Leaking windows and doors.
 - b) Bathroom, washer/dryer, dehumidifier, refrigerator overflow.
 - c) Plumbing leaks.
 - d) Washer/dryer leaks, spills.
 - e) Shower stalls and bath floors.
- 5) **TREATING MOLDS THAT HAVE ALREADY OCCURRED ON NON-POROUS SURFACES:** The EPS recommends that you first clean the area with soap and water (always apply cleaner in an area five or six times larger than the visible mold). Allow to dry thoroughly. Within twenty-four (24) hours, apply a pre-mixed household biocide (Lysol, Pine-Sol, Tilex Mildew Remover, Clorox Cleanup). Be sure to follow directions. Not all cleaners kill mold. Tilex or Clorox contain bleach, which can discolor and stain. Do not apply biocides to porous areas.
- 6) **COMPLIANCE:** Complying with this Addendum will help prevent mold growth in your dwelling, and both Tenant(s) and Landlord will be able to respond correctly if problems develop that could lead to mold growth. Non-compliance of this Addendum shall be deemed violation under terms of the Lease. Please contact Landlord if you have further questions.
- 7) **PROPERTY LIABILITY:** If you fail to comply with this Addendum, you may be held responsible for property damage and health problems that may result. Problems cannot be repaired without proper and prompt notification to Landlord.
- 8) **LIABILITY:** Tenant(s) shall be liable to Landlord for damages sustained to the Leased Premises. Landlord shall not be responsible or liable for damages or loss to Tenant's person or property as a result of Tenant's failure to comply with the terms of this Addendum.

ADDENDUM SUPERSEDES LEASE: In case of a conflict between the provision of this Addendum and any other provisions of the Lease, the provisions of the Addendum shall govern.

The undersigned acknowledge having read and understood this Mold Addendum and agree to the terms and conditions as stated above.

Tenant Signature	Date
Tenant Signature	Date
Landlord Signature	Date

Tenant Signature	Date
Tenant Signature	Date