

Mold and Mildew Addendum

The Landlord has inspected the dwelling unit prior to the commencement of the rental agreement and had identified no damp or wet building materials and knows of no mold, mildew or other fungal growth in the dwelling unit. However, mold and mildew spores are present throughout the natural environment and cannot be entirely eliminated from a dwelling place. It is the goal of the landlord to maintain this property to the highest quality of living environment for the tenants.

Many sources of excess moisture can lead to high indoor humidity and cause mold, mildew or other fungal growth. Most sources of moisture can be controlled by simple procedures under the control of the tenant. Our mutual goals should be to reduce excess moisture within the dwelling unit wherever and whenever possible.

In order to reduce the probability of mold, mildew or other fungal growth, protect your health and protect your personal property and the dwelling unit, you the tenant agree to maintain the premises in a manner that prevents the growth of mold, mildew or other fungi in the dwelling unit by reducing or eliminating the sources of excess moisture. Moisture occurs from the process of breathing, presence of live plants and fish tanks, cooking, bathing, laundry and other moisture producing activities.

If the dwelling contains excess moisture due to the tenant's lifestyle or activities, the tenant may be required to obtain and maintain a product or products which will reduce moisture in the unit.

1. To clean bathrooms, kitchen surfaces and walls with products which reduce or inhibit growth of mold, mildew or fungi.
2. To clean and dry any visible moisture on windows, walls and other surfaces, including personal property, as soon as the condition occurs.
3. To use bathroom fans while bathing or showering, kitchen fans while cooking and utility area fans whenever water is being used. Continue use of fans for at least 30 minutes following activity.
4. To agree to report to the landlord when any exhaust fan does not operate correctly.
5. To agree to use all reasonable care to close all windows and other openings to the premises to prevent rain and other outdoor water from penetrating the dwelling unit.
6. To open multiple windows when weather permits to allow cross ventilation of the dwelling when needed.
7. To keep any fish tanks covered, if allowed under the rental agreement and or pet addendum.
8. To maintain connections and operation of the applicable heating source and to maintain temperatures with a range of 55 to 75 degrees, no non-vented kerosene or other flame producing space heaters are to be used indoors at any time.
9. To allow a minimum of six inches of space between furniture and walls for proper air ventilation.
10. To notify the landlord immediately of any circumstances involving excess moisture or water leakage such as plumbing leaks or especially in cases where the overflow may have permeated walls, floors, carpeting or other floor coverings or cabinets. Excess water shall be immediately removed to prevent further damage.
11. To notify the landlord immediately of any circumstance involving excess moisture or water leakage such as plumbing leaks or drips, sweating pipes or toilet tanks, as well as, any overflows in the bathroom, kitchen or laundry facilities, especially in cases where the overflow may have permeated walls, floors, carpeting or other floor coverings or cabinets. Excess water shall be immediately removed to prevent further damage.
12. To notify the landlord of any mold growth on surfaces inside the dwelling unit that cannot be removed or controlled by the tenant.
13. Tenant agrees to allow the landlord to enter the dwelling unit to inspect and make necessary repairs.

Tenant understands and agrees that failure to do any of the actions required by this addendum shall constitute a material noncompliance with the rental agreement affecting health and the integrity of the dwelling unit and may result in termination of tenancy.

Landlord has provided a copy of the U.S. Environment Protection Agency document "A Brief Guide to Mold, Moisture and Your home", <http://www.epa.gov/mold/moldguide.html>, to tenant with the lease addendum.

Tenant(s) Signature _____ Date _____

Owner/Agent: _____ Date _____