

MOLD NOTIFICATION ADDENDUM TO RENTAL AGREEMENT/LEASE AGREEMENT

It is our goal to maintain the highest quality of living environment for our residents. Therefore, know that the Landlord has inspected the unit prior to lease and knows of no damp or wet building materials and knows of no mold or mildew contamination. Tenant is hereby notified that mold, however, can grow if the premises are not properly maintained or ventilated. If moisture is allowed to accumulate in the unit, it can cause mildew and mold to grow. It is important that residents regularly allow air to circulate in the apartment. It is also important that residents keep the interior of the unit clean and that they promptly notify the Landlord of any leaks, moisture problems, and/or mold growth.

The Landlord cannot and does not represent or warrant the absence of mold. If you believe that you, or any other person who will reside in the property, have any sensitivity to mold, due to allergies, asthma or for any other reason, then it is your obligation as a prospective tenant to determine whether this constitutes a problem for you. The Landlord shall not be liable in any action based on the presence of or propensity for mold within or at the premises.

Tenant agrees to maintain the premises in a manner that prevents the occurrence of an infestation of mold or mildew in the premises. Resident agrees to uphold this responsibility in part by complying with the following list of responsibilities:

1. Tenant agrees to keep the unit free of dirt and debris that can harbor mold.
2. Tenant agrees to immediately report to the Landlord any water intrusion, such as plumbing leaks, drips, or “sweating” pipes.
3. Tenant agrees to notify Landlord of overflows from bathroom, kitchen, or unit laundry facilities, especially in cases where the overflow may have permeated walls or cabinets.
4. Tenant agrees to report to the Landlord any significant mold growth on surfaces inside the premises.
5. Tenant agrees to allow the Landlord to enter the unit to inspect and make necessary repairs.
6. Tenant agrees to use bathroom fans while showering or bathing and to report to the Landlord any non-working fan.
7. Tenant agrees to use exhaust fans whenever cooking, dishwashing, or cleaning.
8. Tenant agrees to use all reasonable care to close all windows and other openings in the premises to prevent outdoor water from penetrating into the interior unit.
9. Tenant agrees to clean and dry any visible moisture on windows, walls, and other surfaces, including personal property, as soon as reasonably possible.
10. Tenant agrees to notify the Landlord of any problems with the air conditioning or heating systems that are discovered by the Tenant.
11. Tenant agrees to indemnify and hold harmless the Landlord from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys’ fees that the Landlord may sustain or incur as a result of the negligence of the Tenant or any guest or other person living in, occupying, or using the premises.

The undersigned Tenant(s) acknowledge(s) having read and understood the foregoing.

Tenant

Date

Tenant

Date

Tenant

Date