

ADDENDUM TO RESIDENTIAL LEASE AGREEMENT

MOLD NOTIFICATION

Address and Unit Number _____

It is our goal to maintain a quality living environment for our residents. To help achieve this goal, it is important to work together to minimize any mold growth in your dwelling. Resident 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:

Preventing mold begins with you. In order to minimize the potential for mold growth in your dwelling, you need to do the following:

- ◆ Keep your dwelling unit clean—particularly the kitchen, bathroom(s), carpets and floors. Regular vacuuming, mopping and using household cleaner to clean hard surfaces is important to remove the household dirt and debris that harbor mold or food for mold.
- ◆ Remove visible moisture accumulation on floors, windows, walls, ceilings and other surfaces as soon as reasonably possible—be attentive to leaks in washing machine hoses and discharge lines, especially if the leak was large enough for a lot of water to infiltrate nearby walls. Also, it is recommended that after taking a shower or bath, you: 1. wipe moisture off shower walls, shower doors, the bathtub and the bathroom floor, 2. leave the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated; and 3. hang up your towels and bath mats so they will completely dry out.
- ◆ Promptly notify us in writing about any air conditioning or heating system problems you discover—follow our rules, if any, regarding replacement of furnace filters. Also, it is recommended that you periodically open windows and doors on days when the outdoor weather is dry (i.e., humidity is below 50 percent) to help humid areas of your dwelling dry out.
- ◆ Promptly notify us in writing about any signs of water leaks or water infiltration—one of our service personnel or contractors will come to your dwelling unit, evaluate the situation and take appropriate action, as necessary.

In order to avoid mold growth—it is important to prevent excessive moisture buildup in your dwelling. Failure to promptly pay attention to and report to the management office, leaks and moisture that might accumulate on dwelling surfaces or that might get inside walls or ceilings can encourage mold growth. Prolonged moisture can result from a wide variety of sources, such as:

- ◆ Rainwater leaking from roofs, windows, doors and outside walls, as well as flood waters rising above floor level;
- ◆ Overflows from showers, bathtubs, toilets, lavatories, sinks, washing machines, dehumidifiers, refrigerator or air conditioning drip pans or clogged up air conditioning condensation lines;
- ◆ Leaks from plumbing lines or fixtures and leaks into walls from bad or missing grout/caulking around showers, tub or sinks;
- ◆ Washing machine hose leaks, plant watering overflows, pet urine, cooking spills, beverage spills and steam from excessive open-pot cooking;
- ◆ Leaks from clothes dryer discharge vents (which can put lots of moisture in the air); and
- ◆ Insufficient drying of carpets, carpet pads, shower walls and bathroom floors.

It is your obligation to notify us and clean small areas. If small areas of mold have already occurred on non-porous surfaces (such as ceramic tile, Formica, vinyl flooring, metal, wood or plastic), the Federal Environmental Protection Agency (EPA) recommends that you first clean the areas with soap (or detergent) and water, let the surface dry and then, within 24 hours, apply a pre-mixed, spray-on-type household biocide, such as Lysol Disinfectant, Tilex Mildew remover or Clorox Cleanup. (Note: Only a few of the common household cleaners will actually kill mold.) Be sure to follow the instructions on the container. Applying biocides without first cleaning away the dirt and oils from the surface is like painting over old paint without first cleaning and preparing the surface.

Always clean and apply a biocide to an area five or six times larger than any visible mold because mold may be adjacent in quantities not yet visible to the naked eye. A vacuum cleaner with a high-efficiency particulate air (HEPA) filter can be used to help remove non-visible mold products from porous items such as fiber in sofas, chairs, drapes and carpets—provided the fibers are completely dry. Washing and dry cleaning will remove mold from clothes.

Do not clean or apply biocide to: 1. Visible mold on porous surfaces such as sheetrock walls or ceilings; or 2. large areas of visible mold on non-porous surfaces. Instead, notify us in writing, and we will investigate and take appropriate action.

Compliance—complying with the above will help prevent mold growth in your dwelling, and both you and we will be able to respond correctly if problems develop that could lead to mold growth. If you have questions regarding this information, please contact us at the management office or at the phone number or address listed in your Lease Agreement.

If you fail to comply with the above, you can be held responsible for property damage to the dwelling and any health problems that may result. We cannot fix problems in your dwelling unless we know about them.

Resident agrees to Indemnify and hold harmless the Owner/Agent from any actions, claims, losses, damages and expenses, including, but not limited to, attorneys' fees that the Owner/Agent may sustain or incur as a result of the resident or any guest or other person living in, occupying or using the premises.

Resident: _____ Date: _____

Resident: _____ Date: _____

Guarantor's Signature: _____ Date: _____

Owner/Agent Signature: _____ Date: _____